



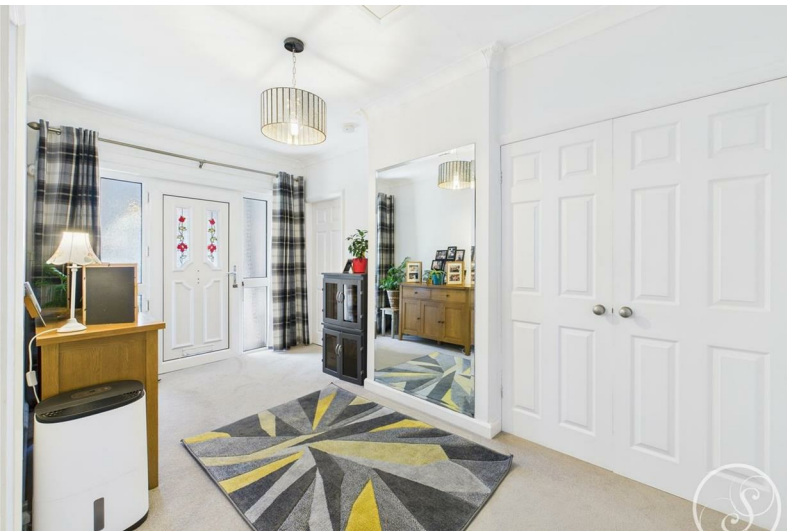
Stoneacre  
Properties



## Armley Grange Rise

Leeds, LS12 3QD

£295,000



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## Entrance

Entering the property you are welcomed into the bright and airy entrance hallway which offers access throughout the bungalow and boasts a spacious store cupboard.

## Lounge/Diner

Spacious formal lounge/diner boasts a large bay window to the front elevation of the property which floods the room with natural light. Space is offered for a dedicated seating area as well as a formal dining area. Access is offered via the lounge/diner to the kitchen.

## Kitchen

Made up of wall and base units with storage space and integrated double oven, gas hob with extractor above, fridge/freezer, and space for washing machine. Kitchen leads to the w/c and through to the sunroom/garage.

## w/c

Comprising toilet and sink.

## Bedroom 1

Large double bedroom with ample space for bed and bedroom furniture.

## Bedroom 2

Second spacious double bedroom overlooking the rear garden.

## Bathroom

The modern and newly installed main bathroom features a large walk in shower, toilet, sink and bidet.

## Sunroom/Garage

To the side of the property is a large driveway with manual up and over door and to the rear is a space currently used as a sunroom with sliding door leading out to the rear garden. The garage offers a great storage space.

## External

The property is entered via manual metal gates which leads to the driveway and a wonderfully maintained front garden, laid to lawn with mature plants to the border. To the rear is a large garden split across three tiers. The main, first, tier encompasses most of the garden and is split between artificial grass and gravel and really captures the sun. To the rear of the garden steps lead down to the lower tiers which are paved. Overall the rear garden is a superb size and allows you to enjoy the sun and outdoors.





## Road Map



## Hybrid Map



## Terrain Map



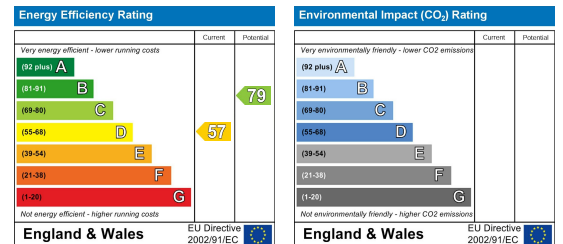
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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