

HUNTERS®

HERE TO GET *you* THERE



Armley Lodge Road

Armley, LS12 2AT

£90,000



Council Tax: A



68 Armley Lodge Road

Armley, LS12 2AT

£90,000



- Private GATED development
- TWO spacious DOUBLE bedrooms
- Open-plan reception room
- Bright kitchen with plenty of storage
- A real BLANK CANVAS
- Gas central heating & double glazed windows
- CHAIN FREE move-in
- Gated OFF-STREET parking
- Herringbone wood effect flooring
- Intercom entry system

We are delighted to present this charming apartment for sale, situated in a private GATED development, offering a sense of tranquil living. This neutrally decorated property is an ideal choice for families and couples alike, offering proximity to Leeds and crucial amenities such as public transport links, nearby schools, and local parks.

The property boasts an OPEN-PLAN reception room, bathing in natural light and offering plenty of scope to put your own stamp on it. It opens into a bright KITCHEN that features good fitted storage space, a tiled splashback, and a herringbone laminate floor. There is an integrated oven for your culinary exploits and ample space for dining, PERFECT for family meals or entertaining guests.

The property comprises of TWO spacious DOUBLE bedrooms, the first is complete with the same wood effect flooring and blinds, and offers plenty of space for furniture to cater to your needs. The second is also a spacious double bedroom, adorned with a fresh grey carpet and blinds, boasting a lovely neutral décor. The BATHROOM is a bright and tasteful suite, with a practical combi shower/bath and features a heated towel rail.

The property is rated D for energy performance and falls under the council tax band A. A unique feature of this property is the intercom ENTRY SYSTEM and gated off-street parking, ensuring both convenience and security.

This flat is a BLANK CANVAS, waiting for you to make it your home. Plus, it's chain free, meaning you could move in sooner than you think. This property truly is a gem not to be missed!

Tel: 0113 257 6198

This charming, CHAIN FREE apartment in a private GATED development near Leeds offers tranquil living and a true BLANK CANVAS. It features an open-plan reception room and kitchen with ample storage, TWO spacious double bedrooms, a neutral bathroom, and benefits from an intercom entry system and off-street PARKING, making it ideal for families and couples seeking convenience and security.

SHARED ENTRANCE

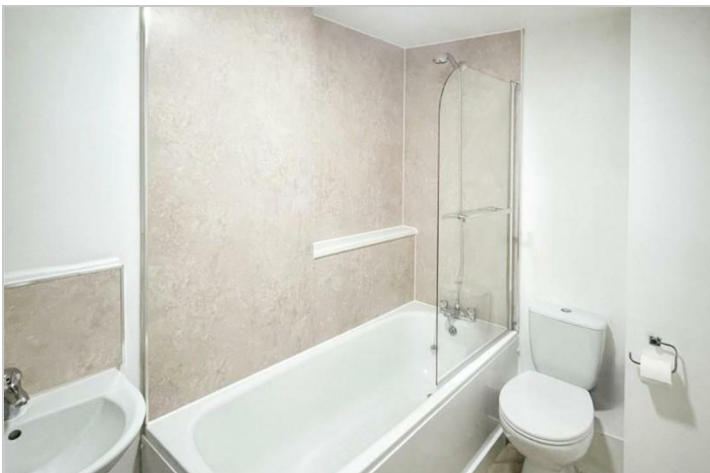
HALLWAY

BATHROOM

BEDROOM TWO

BEDROOM ONE

KITCHEN/LIVING AREA



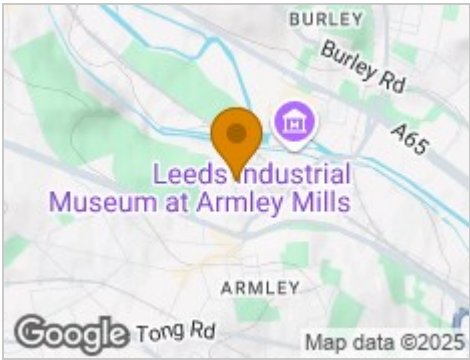
Road Map



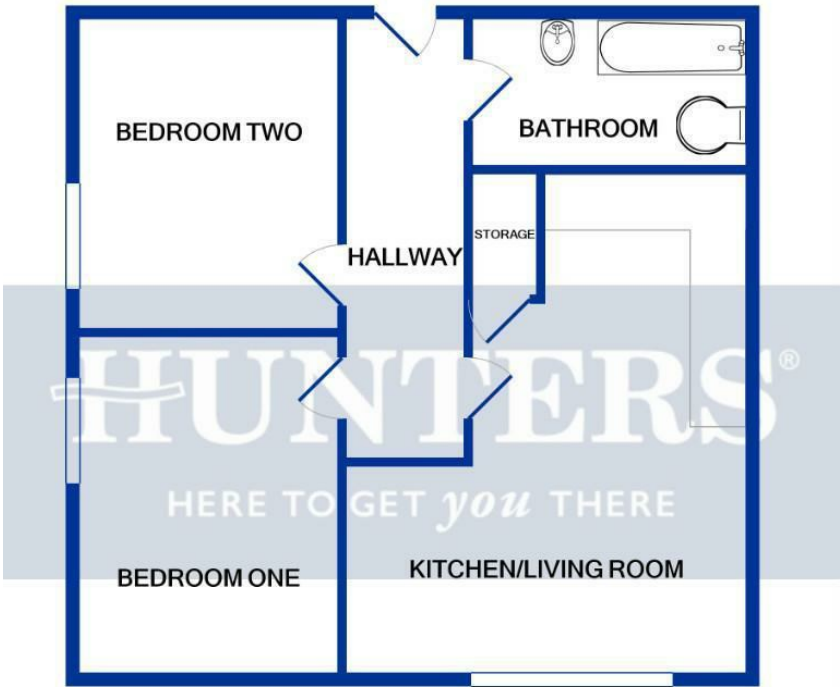
Hybrid Map



Terrain Map



Floor Plan



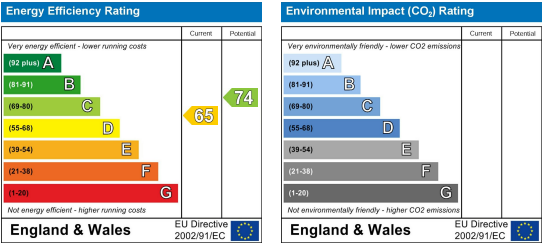
TOTAL APPROX. FLOOR AREA 568 SQ.FT. (52.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.