

# HUNTERS®

HERE TO GET *you* THERE



## Armley Grange View

Leeds, LS12 3QP

£250,000



Council Tax: C





# 23 Armley Grange View

Leeds, LS12 3QP

£250,000



- Quiet cul-de-sac location
- Three bedrooms
- Modern finish throughout
- Two reception rooms
- Private secure garden
- Sleek modern kitchen
- Excellent transport links
- Separate bath and shower
- Proximity to schools and parks
- Fantastic family home

Welcome to this IMMACULATE semi-detached house, a delightful property that's just waiting to be your new home. Nestled in a QUIET CUL-DE-SAC with ideal proximity to Leeds, it boasts not only a peaceful location but also excellent public transport links, nearby schools, local amenities, and beautiful parks.

The house's design is MODERN with a lovely finish throughout, making it an ideal choice for first-time buyers, families, or couples. One of the unique features of this property is the private and secure garden, a perfect space to relax and unwind.

Step inside and you'll find TWO welcoming reception rooms. The first reception room is the heart of the home: a tastefully decorated LIVING ROOM with a large bay window and an electric fireplace. The second is a well-sized DINING ROOM, filled with natural light thanks to its garden view. There's potential to open up this space into the modern and sleek KITCHEN, which boasts glossy white units, tiled splashback, integrated oven, and handy pantry space.

The property offers THREE stunning bedrooms. The main bedroom is a well-presented double room with fitted mirror wardrobes. The spacious second bedroom has hardwood flooring, fitted wardrobes, and a lovely view of the garden. The third bedroom, with its carpet flooring, is versatile and makes for a fantastic HOME OFFICE or potential nursery.

The BATHROOM is a calming and fresh space with a heated towel rail, corner shower, and separate bath, all set within a neutral tiled suite. This property truly has a lot to offer. Make it your home today!

This IMMACULATE semi-detached house in a QUIET CUL-DE-SAC near Leeds features a modern design with THREE bedrooms, TWO reception rooms, and a private GARDEN, making it an ideal home for first-time buyers, families, or couples, with excellent transport links, nearby schools, and local amenities.

Tel: 0113 257 6198

## HALLWAY

## LIVING ROOM

15'8" x 12'9" (4.79 x 3.91m)

## DINING ROOM

12'9" x 12'5" (3.91 x 3.81m)

## KITCHEN

8'6" x 6'7" (2.60 x 2.01m)

## LANDING

## BEDROOM ONE

13'3" x 11'8" (4.05 x 3.56m)

## BEDROOM TWO

13'4" x 11'8" (4.07 x 3.56m)

## BEDROOM THREE

8'6" x 6'7" (2.60 x 2.01m)

## BATHROOM

7'1" x 6'7" (2.17 x 2.01m)

## GARDEN



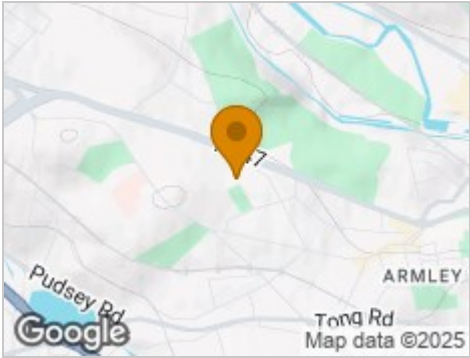
Road Map



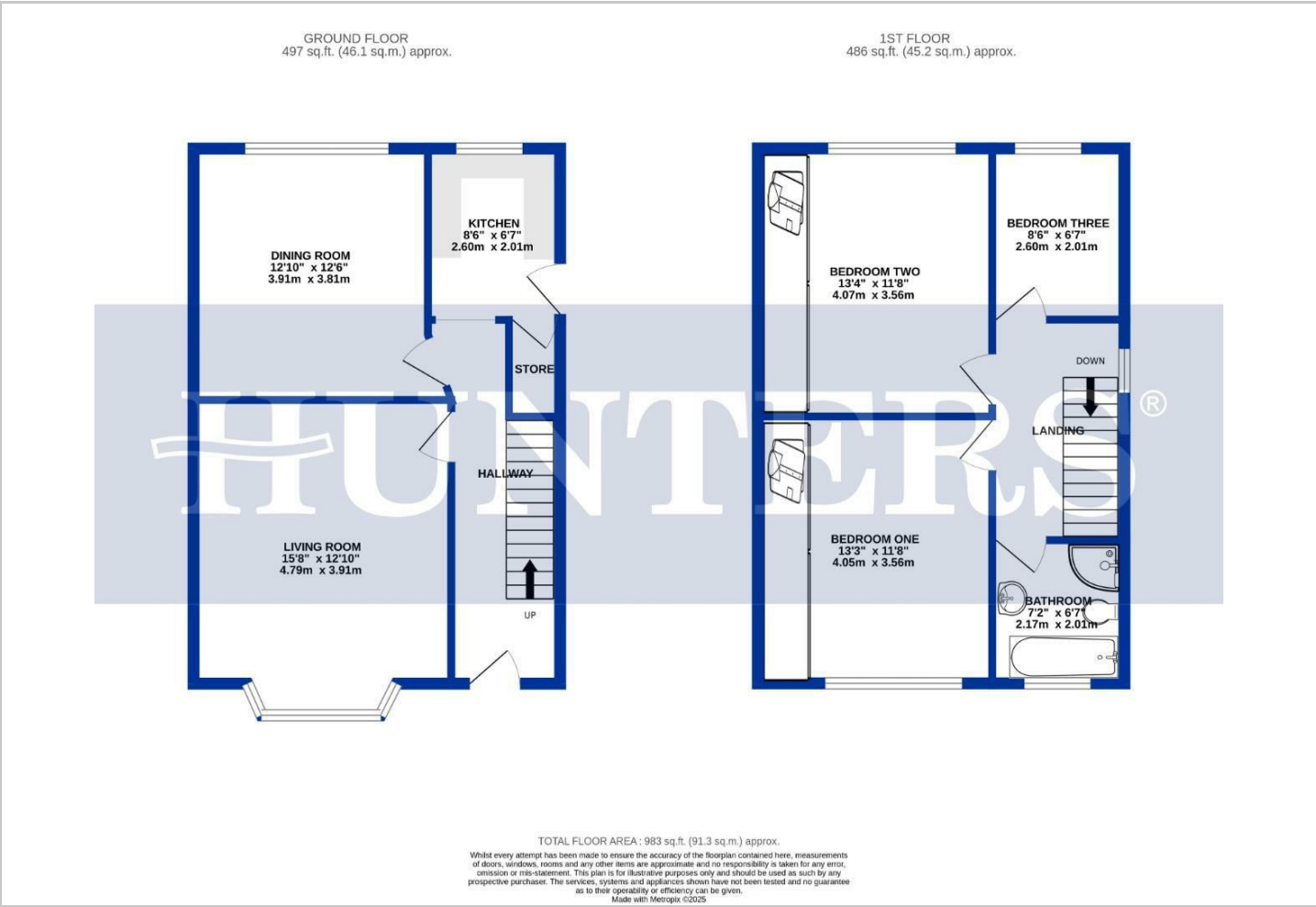
Hybrid Map



Terrain Map



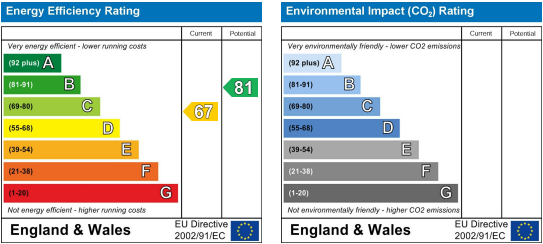
Floor Plan



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.