

# HUNTERS®

HERE TO GET *you* THERE



## Armley Ridge Road

Leeds, LS12 3PE

£260,000



Council Tax: C



# 83 Armley Ridge Road

Leeds, LS12 3PE

£260,000



- Stunning detached home
- Three double bedrooms
- Original period features
- Modern kitchen with integrated appliances
- Open-plan kitchen diner
- South-facing secure garden
- Beautiful bay window with garden views
- Cosy log burner
- Excellent transport links and proximity to Leeds
- Close to local amenities, schools and parks

This immaculately maintained DETACHED home, perfect for first-time buyers, couples and families, features MODERN amenities alongside original PERIOD FEATURES, including a stunning reception room with a bay window and LOG BURNER, a tastefully designed kitchen with OPEN-PLAN dining, THREE DOUBLE bedrooms, a stylish bathroom, and a beautifully maintained SOUTH-FACING garden, all located in a sought-after area with excellent transport links and local amenities.

Presenting an immaculately maintained, DETACHED home for sale. This property boasts a blend of modern amenities and original period features that make for the perfect home for first-time buyers, couples and families alike!

As you step into this stunning property, you're welcomed into the LIVING ROOM. Featuring a beautiful BAY WINDOW with garden views, hardwood flooring, and a show-stopping exposed brick LOG BURNER. The detailing of the coving and ceiling rose adds an elegant touch, making this well-sized living room an impressive space to accommodate the whole family.

The KITCHEN is tastefully designed with integrated appliances and a separate pantry space for additional storage. It offers a large OPEN-PLAN dining area and access to the rear porch, making it a heart of the home where you can enjoy meals and entertain guests.

The property boasts THREE spacious DOUBLE BEDROOMS, each offering a unique charm. The main bedroom is a huge double room, adorned with stunning décor and hardwood flooring. The second bedroom, with a garden view, has fitted shelves and a carpeted floor, and the third bedroom is filled with natural light from the garden view, complete with fitted storage too. All bedrooms also benefit from the unique charm of the original fireplaces, they have been well-maintained and add to the various stunning period features this property has to offer.

The BATHROOM has a heated towel rail, a large mirror wall, and a combi shower/bath in a tiled suite, offering both functionality and style.

The property's exterior is just as appealing with its well-sized garden plot front and back. The rear boasts a beautifully maintained and secure SOUTH-FACING GARDEN, patio and PERGOLA, perfect for relaxation on those summer evenings.

Located in a highly sought-after area, the property benefits from EXCELLENT public transport links, nearby SCHOOLS, local amenities, and nearby parks. Furthermore, it is conveniently situated close to the Ring Road for easy commuting to LEEDS. The property's unique features, such as the log burner and period features throughout, add an extra layer of charm and character to this beautiful home.

Tel: 0113 257 6198

## HALLWAY - FEATURNG OFFICE SPACE

### LIVING ROOM

14'0" x 12'11" (4.29 x 3.96m)

### DINING KITCHEN

21'6" x 14'0" (6.56 x 4.27m)

### PANTRY

### REAR PORCH & STORE

### BEDROOM ONE

14'0" x 12'11" (4.29 x 3.96m)

### BEDROOM TWO

11'0" x 14'0" (3.37 x 4.27m)

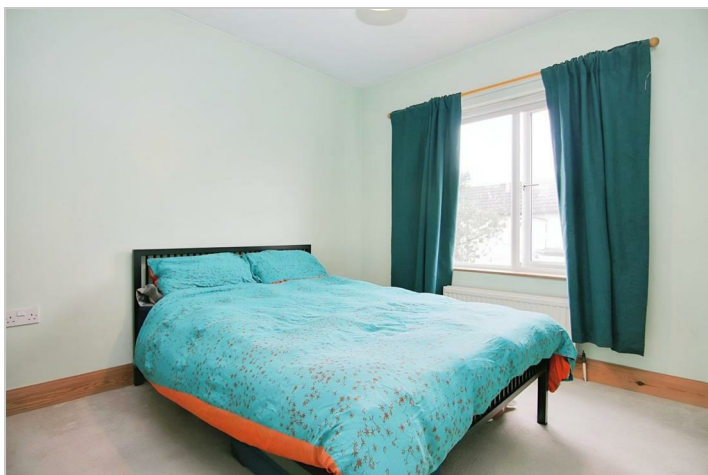
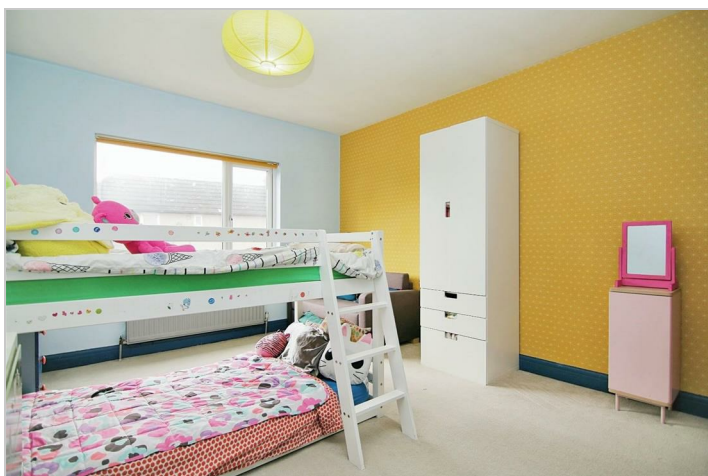
### BEDROOM THREE

6'8" x 10'9" (2.05 x 3.30m)

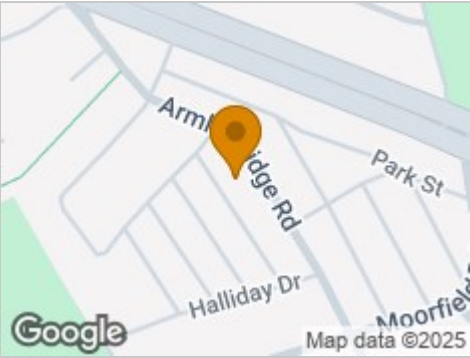
### BATHROOM

6'11" x 9'3" (2.11 x 2.84m)

### GARDEN



Road Map



Hybrid Map



Terrain Map



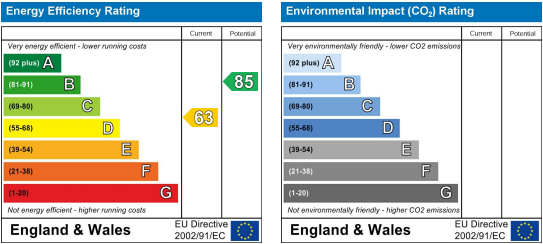
Floor Plan



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.