

HUNTERS[®]

HERE TO GET *you* THERE



Armley Ridge Road

Leeds, LS12 2QY

£290,000



Council Tax: C



203 Armley Ridge Road

Leeds, LS12 2QY

£290,000



- Substantial family home
- Three lovely bedrooms and loft room
- Two reception rooms with log burners in each
- Elevated views over Gotts Park
- Stunning open-plan kitchen
- Conservatory extension
- Beautiful garden with brick-built pizza oven
- Fantastic décor with a stunning finish throughout
- Well regarded location on Armley Ridge Road
- Off-street parking with electric car charger

Welcome to this ONE-OF-A-KIND semi-detached home that's up for sale, meticulously maintained to an IMMACULATE standard with a BEAUTIFUL DECOR. Nestled in a sought-after location on Armley Ridge Road, this property offers the convenience of public transport links, local amenities, and walking routes. It overlooks the serene Gotts Park and is a stone's throw away from the Ring Road for commuters to Leeds.

This unique home benefits from OFF-STREET PARKING and a fantastic garden featuring a sun terrace with a brick-built PIZZA OVEN, perfect for summer barbecues. The LOFT ROOM and CONSERVATORY extension further add to this properties already SUBSTANTIAL ACCOMODATION and truly set this property apart.

Step inside the arched PORCH entrance to find a stunning tiled flooring leading to TWO spacious reception rooms. The first is the charming LIVING ROOM, a true delight with its LOG BURNER, beautiful décor and large bow window offering fantastic, elevated views over the park. The second offers a DINING ROOM with a second, large log burner and traditional coving and that opens to both the conservatory and kitchen for a real heart of the home.

The KITCHEN is gorgeous with slate-tiled flooring, bathed in the south-facing sunshine. It features a fantastic Rangemaster oven, a tiled splashback, and exposed brick for a rustic charm. Plus, it is lovely and OPEN-PLAN with a rear garden porch for easy access to the outdoors.

The property offers THREE bedrooms and a LOFT ROOM. The main bedroom is a spacious double, with a bow window overlooking Gotts Park, hardwood flooring, and fitted mirror wardrobes. The second double bedroom offers garden views, plush carpet, and under stair storage. The third bedroom is a versatile single room that can equally serve as a nursery or study. The top LOFT ROOM features a staircase access, with space for a double bed and plenty of storage. It is fitted with power and light with the bonus of additional eaves storage and two Velux skylights for plenty of light.

The BATHROOM is a fresh tiled suite with a large corner bath, separate shower, heated towel rail, and built-in storage. Two frosted windows allow for natural light while maintaining privacy.

This home is truly special and PERFECT for first-time buyers, couples and FAMILIES alike. With its unique features and prime location, it's sure to be a dream home for its new owners. Don't miss the opportunity to make it yours!

Tel: 0113 257 6198

KITCHEN

18'4" x 6'10" (5.60m x 2.10m)

LIVING ROOM

11'8" x 11'3" (3.56m x 3.44m)

DINING ROOM

13'9" x 11'2" (4.21m x 3.42m)

CONSERVATORY

9'11" x 8'8" (3.03m x 2.65m)

ENTRANCE HALL

14'9" x 10'2" (4.52m x 3.10m)

BEDROOM ONE

11'8" x 11'3" (3.56m x 3.44m)

BEDROOM TWO

11'3" x 10'8" (3.45m x 3.27m)

BEDROOM THREE

10'11" x 6'9" (3.35m x 2.08m)

BATHROOM

10'8" x 6'7" (3.27m x 2.02m)

OCCASIONAL ROOM

14'6" x 12'11" (4.44m x 3.94m)



Road Map



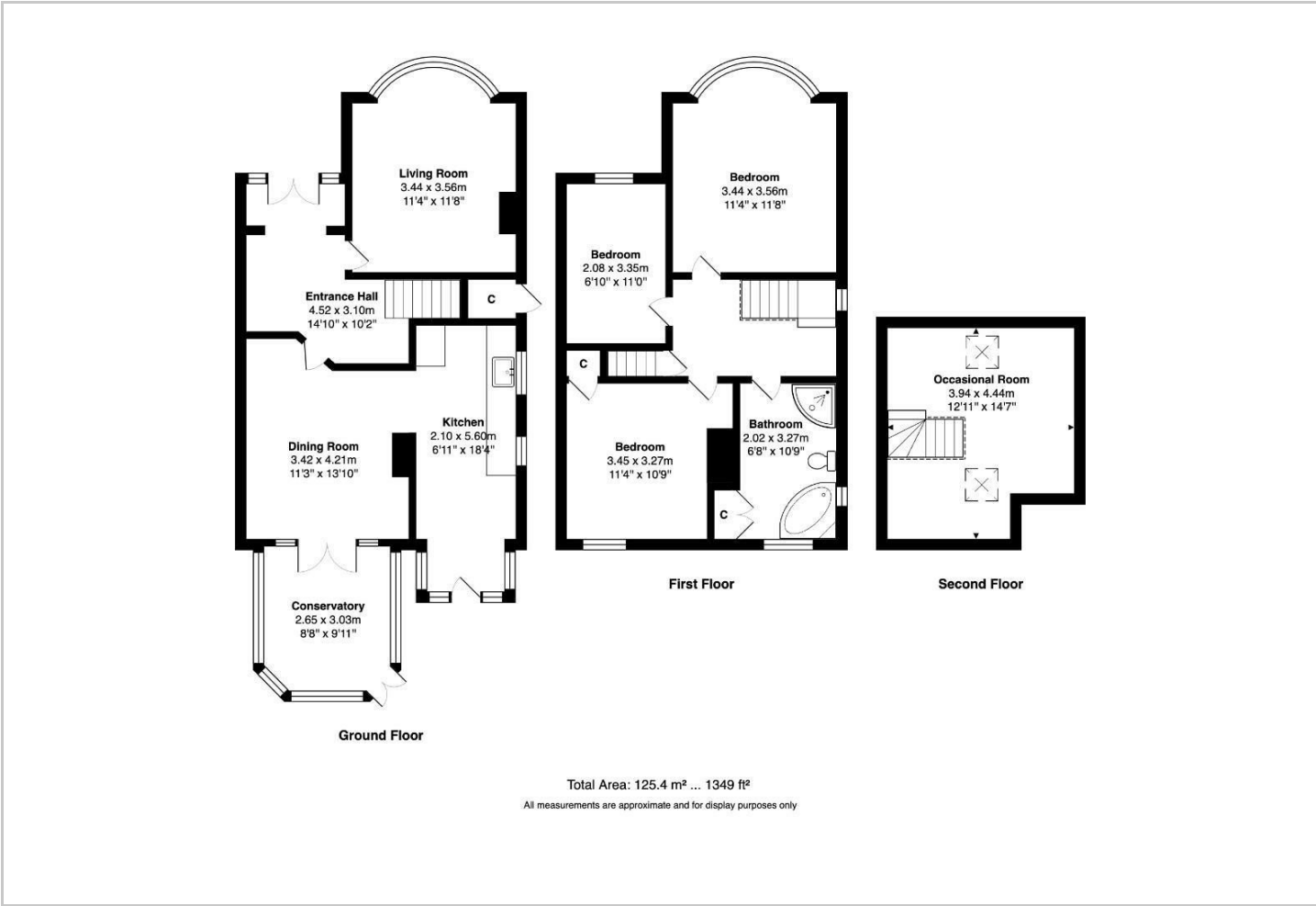
Hybrid Map



Terrain Map



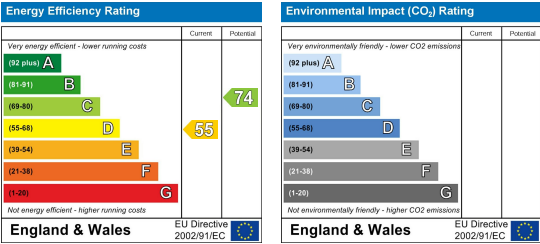
Floor Plan



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.