



Armley Grange Avenue, Leeds LS12 3QN

welcome to
Armley Grange Avenue, Leeds

Situated in the popular Armley Grange area this attractive three-bedroom semi-detached home offers off-street parking, a spacious lounge, fitted



Property Information

Situated in the ever-popular Armley Grange development, this attractive three-bedroom semi-detached property offers spacious accommodation, excellent outdoor space and exciting future potential, making it an ideal home for first-time buyers, growing families or those looking to work from home.

The property enjoys excellent kerb appeal, with a low-maintenance paved front garden providing ample off-street parking, complemented by attractive flower borders. A PVCu double glazed entrance door welcomes you into the home. Externally, the rear garden enjoys a generous plot and has been designed for both relaxation and entertaining, featuring a decked seating area, raised lawn and garden shed.

Entrance Hall

Accessed via a PVCu double glazed front entrance door, the welcoming entrance hall provides access to the lounge and staircase rising to the first floor.

Lounge

A generous and well-proportioned reception room positioned to the front of the property, offering ample space for both seating and entertaining. A bright and comfortable living area ideal for family life.

Dining Kitchen

Fitted with a range of wall and base units providing useful storage and workspace. The kitchen also benefits from a handy pantry cupboard, ideal for additional food and household storage, and overlooks the rear garden.

Landing

The landing provides access to all first floor rooms and features access to the fully boarded loft space, complete with electrics. Offering excellent storage and potential to create an additional bedroom or living space, subject to the necessary planning permissions and building regulations.

Loft Space

The property also benefits from a fully boarded loft with lighting and electrics, providing excellent additional storage space and future potential for additional bedroom, subject to necessary planning permissions.

Bedroom One

A spacious principal bedroom with ample room for a double bed and additional furniture.

Bedroom Two

A further good-sized double bedroom, enjoying views over the rear garden.

Bedroom Three

A versatile third bedroom which would make an ideal home office, nursery or hobby room.

Bathroom

Fitted with a three-piece suite comprising a corner bath with overhead shower, low flush WC and wash hand basin. Finished with spot lighting to the ceiling.

Outside

The property boasts excellent kerb appeal with a low-maintenance paved front garden providing valuable off-street parking. Attractive flower borders add colour and character to the frontage. To the rear is a generous enclosed garden offering an excellent outdoor space for families and entertaining. The garden features a decked seating area, raised lawn and a garden shed providing useful storage.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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Armley Grange Avenue, Leeds

- Fully boarded loft
- Generous garden
- Versatile third bedroom/home office
- Fitted kitchen
- Off road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£245,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY117101 - 0004

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