





Aberdeen Grove,Armley Leeds LS12 3QY

william h brown

welcome to

Aberdeen Grove, Armley Leeds

Offering accommodation across three floors, two bathrooms, generous room sizes and charming Victorian features including high ceilings and wooden flooring, this delightful property presents an excellent opportunity to acquire a versatile family home in a convenient Leeds location.













Property Information
Situated in the heart of the ever-popular Armley area of Leeds, this attractive Victorian mid-terrace home offers a wonderful blend of period charm and modern practicality. Boasting high ceilings throughout much of the property, spacious accommodation arranged over three floors, and two bathrooms, this characterful home is ideal for first-time buyers, growing families, and professionals alike.

Additional benefits include a serviced boiler, useful cellar storage and utility space, and a replacement consumer unit installed in 2012.
This traditional Victorian terrace is conveniently placed for local amenities, schools, transport links and commuter routes into Leeds City Centre.

Lounge
A welcoming and generously proportioned reception room full of Victorian character, featuring attractive wooden flooring and impressive high ceilings that enhance the sense of space. The room provides an excellent environment for both relaxing and entertaining, with ample room for a range of furniture.

Kitchen Diner
The heart of the home is this spacious kitchen diner, finished with wooden flooring and benefiting from the same impressive ceiling heights found throughout the property. The kitchen offers a practical and sociable space for everyday family life and entertaining guests.

Cellar
Accessed from the ground floor, the cellar provides excellent additional space and has power and lighting installed. Currently utilised for storage and utility purposes, it offers valuable flexibility and practicality, helping to keep the main living accommodation clutter-free.

Landing
Access to upper rooms.

Bedroom One
A spacious double bedroom featuring attractive wooden flooring and high ceilings. Offering plenty of room for wardrobes and additional bedroom furniture, this is a comfortable and inviting principal bedroom.

Bedroom Two
A particularly generous double bedroom with wooden flooring and characterful high ceilings. The room offers versatile accommodation and would equally suit use as a guest bedroom, home office, or spacious second double bedroom.

Bathroom One
Fitted with a three-piece suite comprising bath, wash hand basin and WC. Finished with a practical lino floor and complemented by useful fitted cupboard space, providing valuable storage solutions.

Bedroom Three
This impressive bedroom to the second floor enjoys excellent privacy and character. Featuring wooden flooring, attractive spotlighting and a Velux window, this room would make an excellent principal suite, guest room, or home working environment.

Bathroom Two
A useful additional bathroom fitted with a shower enclosure, WC and wash hand basin. Finished with tiled flooring, this practical space provides convenience for both family living and visiting guests.

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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Aberdeen Grove, Armley Leeds

- Characterful Victorian mid-terrace home
- Three well-proportioned bedrooms
- Spacious kitchen diner
- Useful cellar with power and lighting
- Two bathrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£180,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117459 - 0003

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