



**Argie Gardens, Leeds LS4 2JL**



**welcome to**

**Argie Gardens, Leeds**

A modern and stylish two double bedroom home offering ready to move into accommodation over three floors with additional basement for storage. Situated in a popular residential area.



## **Argie Gardens**

### **Ground Floor**

#### **Lounge**

13' 10" x 12' 8" max ( 4.22m x 3.86m max )

Front door opens into the spacious lounge with original floorboards, high ceilings, exposed brick feature to the chimney breast and window to the front. Stairs up to the first floor.

#### **Kitchen**

10' 7" x 5' 4" max ( 3.23m x 1.63m max )

The modern kitchen is fitted with a stylish range of wall and base shaker-style units topped with laminate work surfaces. It includes a ring gas hob, a single-bowl metal sink, and metro-style splashbacks. There's a built-in oven, space for a fridge-freezer, and tiled flooring, with a window overlooking the front. Stairs leading to the lower ground floor.

### **First Floor**

#### **Bedroom**

13' 11" x 11' 4" max ( 4.24m x 3.45m max )

A good sized double bedroom with original floorboards, window to the front, feature fireplace with exposed brick chimney, built in wardrobe, high ceilings, radiator and window to the front

#### **Shower Room**

Featuring modern fittings, the bathroom includes a curved shower enclosure, wall-mounted wash basin, low-flush WC, and a white heated towel rail. Stylish tiled walls and feature flooring complement the space, with a window providing natural light.

### **Second Floor**

#### **Bedroom**

18' 6" x 13' 7" max ( 5.64m x 4.14m max )

A lovely spacious double bedroom to the second floor with radiator. two velux windows and further dormer

#### **Basement**

13' 8" x 12' 9" max ( 4.17m x 3.89m max )

Ideal storage space with concrete flooring, wall mounted boiler, plumbing for washing machine,

### **Outside**

To the front of the property is a paved area ideal for seating with fence borders for privacy.



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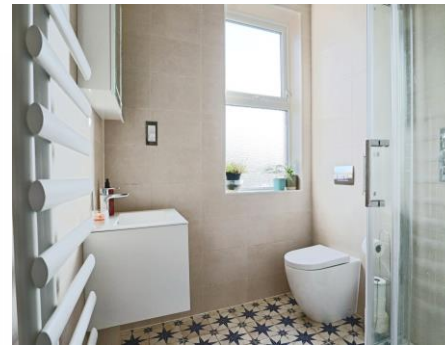
## Argie Gardens, Leeds

- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Enclosed Paved Front Garden
- Popular Residential Area
- Basement for Storage

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

guide price

**£210,000**



Please note the marker reflects the  
postcode not the actual property

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