

HUNTERS®

HERE TO GET *you* THERE



Armley Grange Crescent

Leeds, West Yorkshire, LS12 3QL

Offers Over £200,000



Council Tax: C



20 Armley Grange Crescent

Leeds, West Yorkshire, LS12 3QL

Offers Over £200,000



- Three-bedroom semi-detached home
- Sought-after Armley Grange address
- Exciting chance to create a dream family home
- Quiet residential cul-de-sac setting
- Kitchen flowing into existing side extension
- Huge scope to reconfigure or extend (SSTP)
- Deceptively generous rear garden
- Gated block-paved driveway for two cars
- Blank canvas opportunity
- No onward chain

This three-bedroom semi-detached home is situated on the sought-after Armley Granges, offering an exciting opportunity to secure a property in a well-regarded residential cul-de-sac and create a dream family home tailored to your own style. No onward chain.

Offering generous room sizes, a practical layout and superb future potential, the property is ideal for buyers with vision who are looking for a home they can truly make their own. The ground floor presents a huge opportunity to reconfigure depending on personal preference. Whether you favour retaining a separate kitchen or wish to explore opening the space into a modern open-plan design, the choice is yours. The bay-fronted through reception room provides excellent space for both living and dining areas, while the kitchen flows into the existing side extension, creating a useful footprint with clear scope to enhance, redesign or adapt to suit modern family living.

With many neighbouring properties having been extended, the property also presents exciting scope to extend both upwards and outwards, subject to the necessary planning consents. This could be explored straight away or considered in the future as your family grows, making this a home with excellent long-term potential.

To the first floor, there are three bedrooms, all offering a blank canvas for buyers to style to their own taste. The main bedroom is a generous double positioned to the front, with plenty of space for fitted wardrobes. The second bedroom is another well-proportioned double overlooking the garden, again offering ample space for fitted wardrobes. The third bedroom is a versatile single room, ideal as a nursery, study or hobby room. The bathroom is fitted with a white suite including a corner shower, WC and vanity sink, offering a clean and practical space with scope to personalise.

Externally, the property sits on a deceptively generous plot, offering a lovely sense of privacy and tranquillity. To the rear, a raised patio sits nearest the property and is accessed directly from the house, with steps leading down to a lawned garden, lower patio and pebbled area. The lower garden areas create excellent sun traps, while decorative borders add colour and privacy to the space. To the front, a gated block-paved driveway provides off-street parking for two cars, while a decorative front garden sets the property back nicely from the already quiet cul-de-sac setting.

Overall, this is a fantastic opportunity to purchase a home in one of Armley's sought-after residential addresses, with the space, plot, layout and potential to create something really special, either immediately or over time.

The property also benefits from an EPC rating of C.

KITCHEN
9'10" x 6'9"
(3.00m x 2.08m)

6'0" x 5'6" (1.83m
x 1.69m)

LIVING ROOM
23'7" x 13'7"
(7.21m x 4.16m)

CONSERVATORY
6'10" x 4'9"
(2.10m x 1.45m)

**BEDROOM
ONE**
11'8" x 10'5"
(3.57m x 3.20m)

**BEDROOM
TWO**
10'10" x 9'9"
(3.31m x 2.98m)

**BEDROOM
THREE**
8'8" x 5'10"
(2.65m x 1.80m)

BATHROOM



Road Map



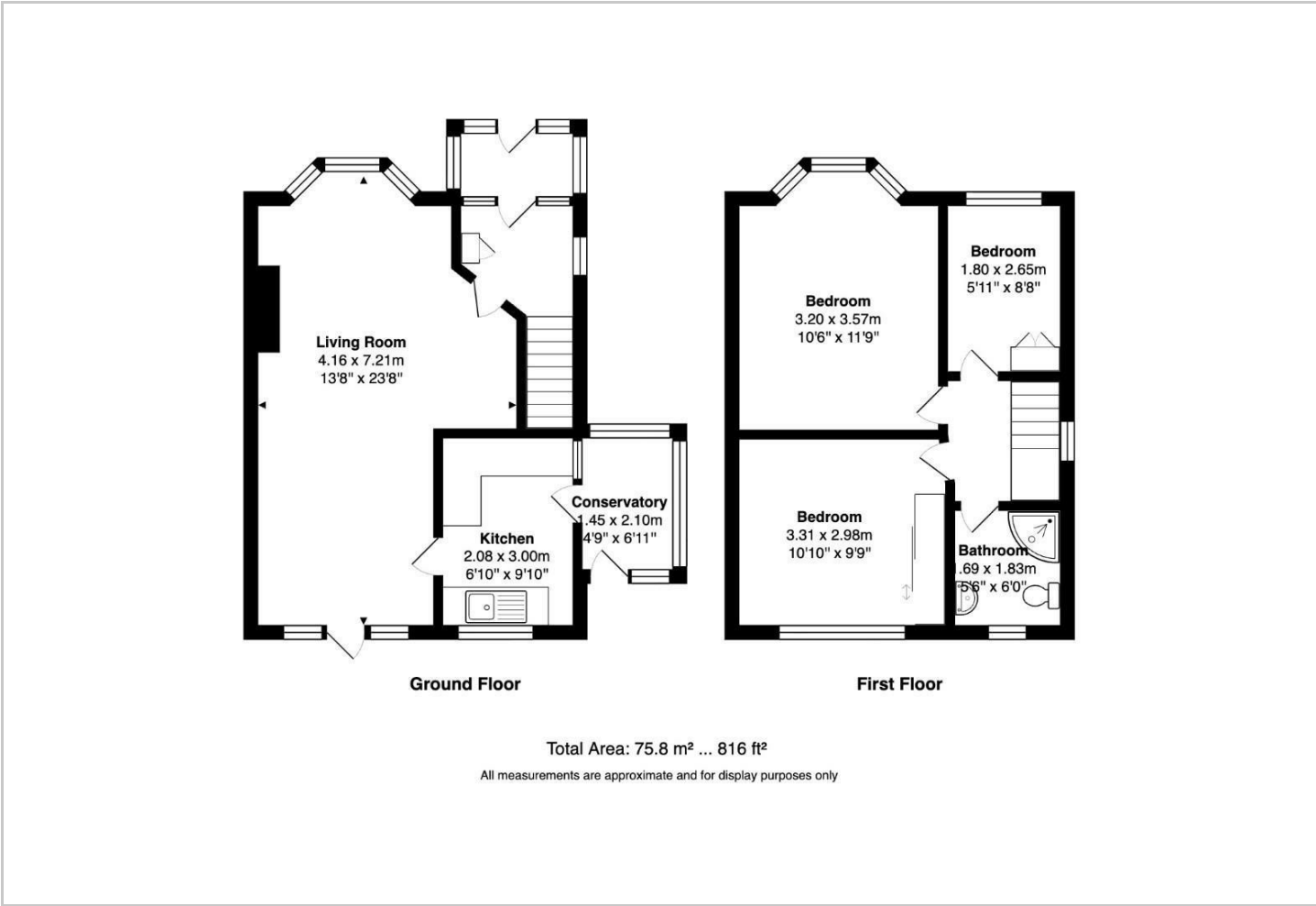
Hybrid Map



Terrain Map



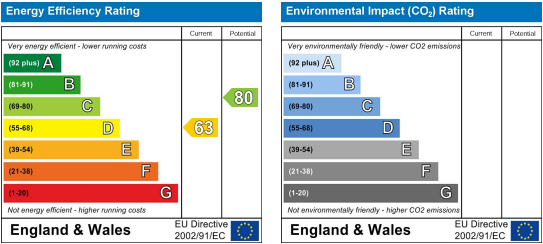
Floor Plan



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.