

HUNTERS[®]

HERE TO GET *you* THERE



Armley Ridge Road

Armley, Leeds, LS12 2QT

£295,000



Council Tax: C



129 Armley Ridge Road

Armley, Leeds, LS12 2QT

£295,000



- Family sized 1930's semi detached house
- Ideal for growing families
- Four good sized Bedrooms
- Recently freshly redecorated
- Two generous sized reception rooms
- Driveway and large detached garage
- South facing garden to rear
- Downstairs wc and Kitchen/Diner
- No forward chain involved
- Close to local gotts park and transport links

Having both GAS CENTRAL HEATING and PVC DOUBLE GLAZING throughout, the property briefly comprises: PORCH with tiled flooring leading to an ENTRANCE HALL with stairs rising to the first floor and GUEST W/C with heated towel rail. A spacious LIVING ROOM with large bay window and fireplace. The DINING ROOM has space for a large dining table and chairs and could equally be used as a sitting room. The KITCHEN/DINER is a fabulous size and has a range of modern wall and base units with an integrated electric oven, hob and extractor hood, space for a fridge/freezer, washing machine and dishwasher. There is ample space for dining table and chairs, tiled flooring and a door to the CONSERVATORY with tiled flooring and sliding door to the rear garden.

To the first floor, there are FOUR bedrooms and a house bathroom. BEDROOM ONE, to the front of the house, is a fantastic sized double room. BEDROOM TWO, to the rear, is also a good-sized double room with access via a pull-down ladder to a part boarded loft space with light and power, perfect for storage. BEDROOM THREE provides another double sized room and BEDROOM FOUR is a single room, the ideal nursery or home office. The house BATHROOM has a white three-piece suite with overhead mixer shower, vanity style sink unit, heated towel rail and fully tiled walls.

To the outside the front garden is a landscaped with planted evergreens. A driveway to the side of the house is gated and leads to a large, detached Garage. The rear garden is park landscaped with paving and gravel with a few steps which lead up to the grassed garden with mature shrubs and trees.

Historical Armley, offers vibrant city living with a strong community spirit, located just over a mile from Leeds city centre and well served by excellent bus links and nearby rail stations. The area features a diverse mix of housing, from traditional Victorian terraces and spacious semis to modern apartments, appealing to a wide range of residents. Armley is home to a bustling high street with supermarkets, independent shops, cafés, pubs, and takeaways, along with leisure facilities including Armley Leisure Centre and Gotts Park Golf Club. Green spaces such as Gotts Park, Armley Park, and the nearby Leeds–Liverpool Canal towpath provide room for walking, cycling, and outdoor activities. With its affordable homes, excellent transport connections, and lively, down-to-earth atmosphere, Armley is a great choice for first-time buyers, young professionals, and families alike.

Tel: 0113 257 6198

KITCHEN/DINER

21'5" x 8'6" (6.54m x 2.60m)

LIVING ROOM

15'5" x 13'10" (4.70m x 4.23m)

DINING ROOM

12'11" x 11'10" (3.94m x 3.62m)

CONSERVATORY

10'10" x 8'1" (3.31m x 2.47m)

GUEST WC

4'11" x 4'10" (1.52m x 1.49m)

HALLWAY

BEDROOM ONE

13'10" x 12'1" (4.23m x 3.70m)

BEDROOM TWO

12'10" x 11'11" (3.92m x 3.65m)

BEDROOM THREE

12'3" x 7'10" (3.75m x 2.40m)

BEDROOM FOUR

6'11" x 6'11" (2.12m x 2.12m)

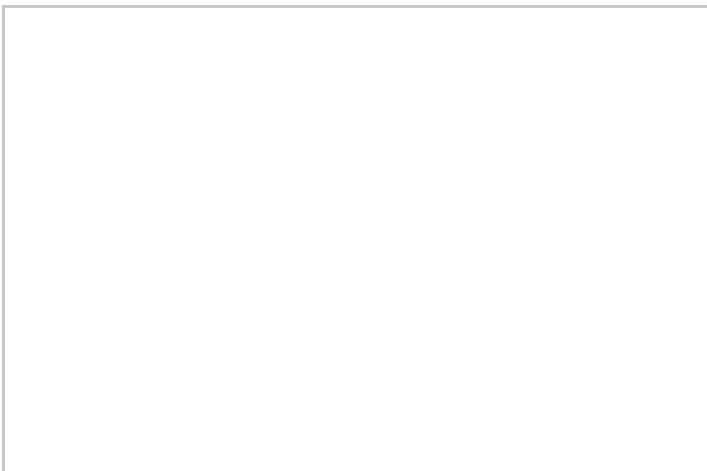
BATHROOM

9'7" x 5'1" (2.94m x 1.55m)

FRONT GARDEN

REAR GARDEN

GARAGE



Road Map



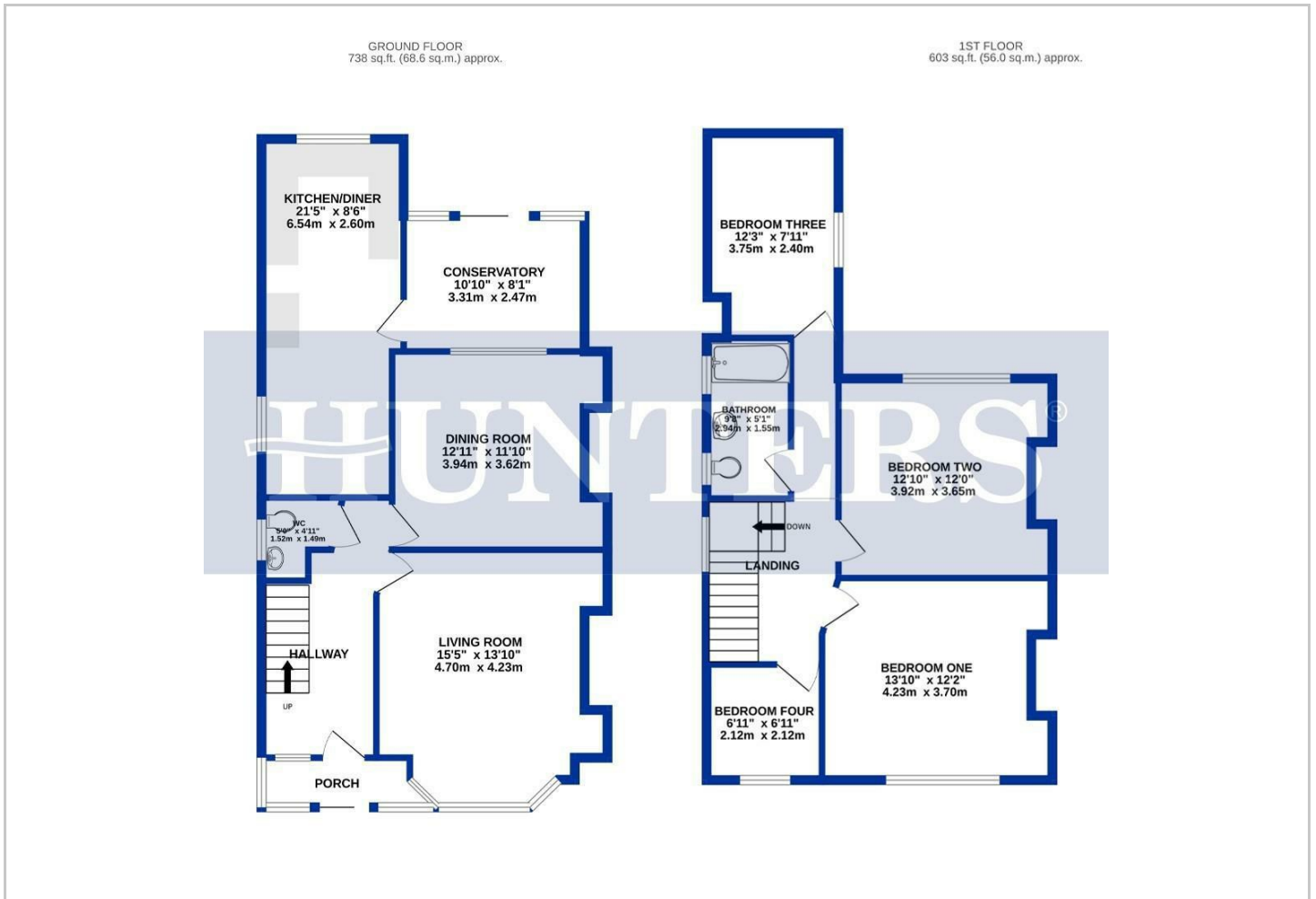
Hybrid Map



Terrain Map



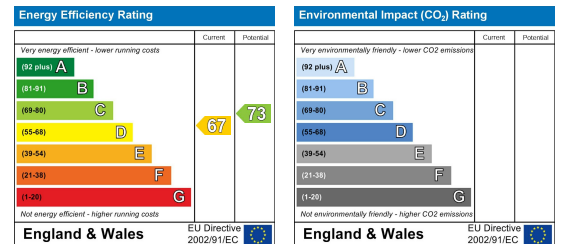
Floor Plan



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.