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Armley Grange View

Armley, LS12 3QP

Offers In The Region Of £270,000

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Council Tax: C

21 Armley Grange View

Armley, LS12 3QP

Offers In The Region Of £270,000

- Three-bedroom semi-detached home
- Bright bay-window living room
- Open-plan kitchen dining space
- Bi-fold doors to rear garden
- Two double bedrooms plus single
- Enclosed low-maintenance rear garden
- Driveway parking and shed
- Good local amenities and schools
- Easy access to Leeds city centre

This beautifully presented three-bedroom semi-detached home is in the popular Armley Grange area of Armley, Leeds, offering stylish and well-maintained accommodation arranged over two floors, perfect for families, first-time buyers, or anyone looking for a home ready to move straight into.

To the front of the property, the welcoming LIVING ROOM is filled with natural light thanks to the attractive bay window overlooking the front aspect. Featuring a charming fireplace and modern herringbone-style flooring, this space provides a warm and comfortable setting to relax and unwind.

To the rear, the heart of the home is the impressive open-plan KITCHEN and DINING AREA,
designed with both everyday living and entertaining in mind. This bright and spacious room offers dedicated dining and breakfast areas, space for appliances, integrated hob and oven, stylish herringbone-style flooring, and a cosy gas fire adding character and charm. The bi-fold doors create a seamless connection to the rear garden, allowing plenty of natural light to flow through the space while providing easy access to outdoor living during the warmer months.

Upstairs, the property offers three well-proportioned BEDROOMS. The main BEDROOM is a generous double with ample space for bedroom furniture, while the second double BEDROOM enjoys pleasant views over the rear garden. The third BEDROOM is ideal as a child's room, nursery, dressing room, or home office, offering flexibility to suit a range of lifestyles. The family BATHROOM is fitted with a bath and shower over, wash basin and WC, complemented by partial tiling and useful storage space.

Externally, the property continues to impress with an enclosed rear GARDEN designed for low maintenance and enjoyment. Featuring artificial lawn, paved seating areas, and stepped levels, it offers a great outdoor space for relaxing or entertaining. To the side of the property there is also a useful sheltered and gated area with direct access from the kitchen, alongside the added benefits of off-street parking and a shed.

Armley remains a highly convenient and well-connected area of Leeds, offering a range of local amenities including shops, cafés, supermarkets, and leisure facilities. Leeds city centre is only a short distance away, while nearby green spaces such as Armley Park and the canal-side walking and cycling routes provide excellent outdoor recreation opportunities. Regular public transport links give easy access into Leeds, and Leeds Railway Station offers direct routes to destinations including York, Manchester, and London Kings Cross. Families are also well served by a range of local schools within Armley and the wider West Leeds area.

Tel: 0113 257 6198

HALLWAY

LIVING ROOM
16'0" x12'2" (4.88 x3.71)

KITCHEN / DINER
17'9" x 11'10" (5.43 x 3.61)

LANDING

BEDROOM
13'10" x 11'6" (4.22 x 3.53)

BEDROOM
12'5" x 11'6" (3.80 x 3.53)

BEDROOM
9'0" x 6'8" (2.76 x 2.04)

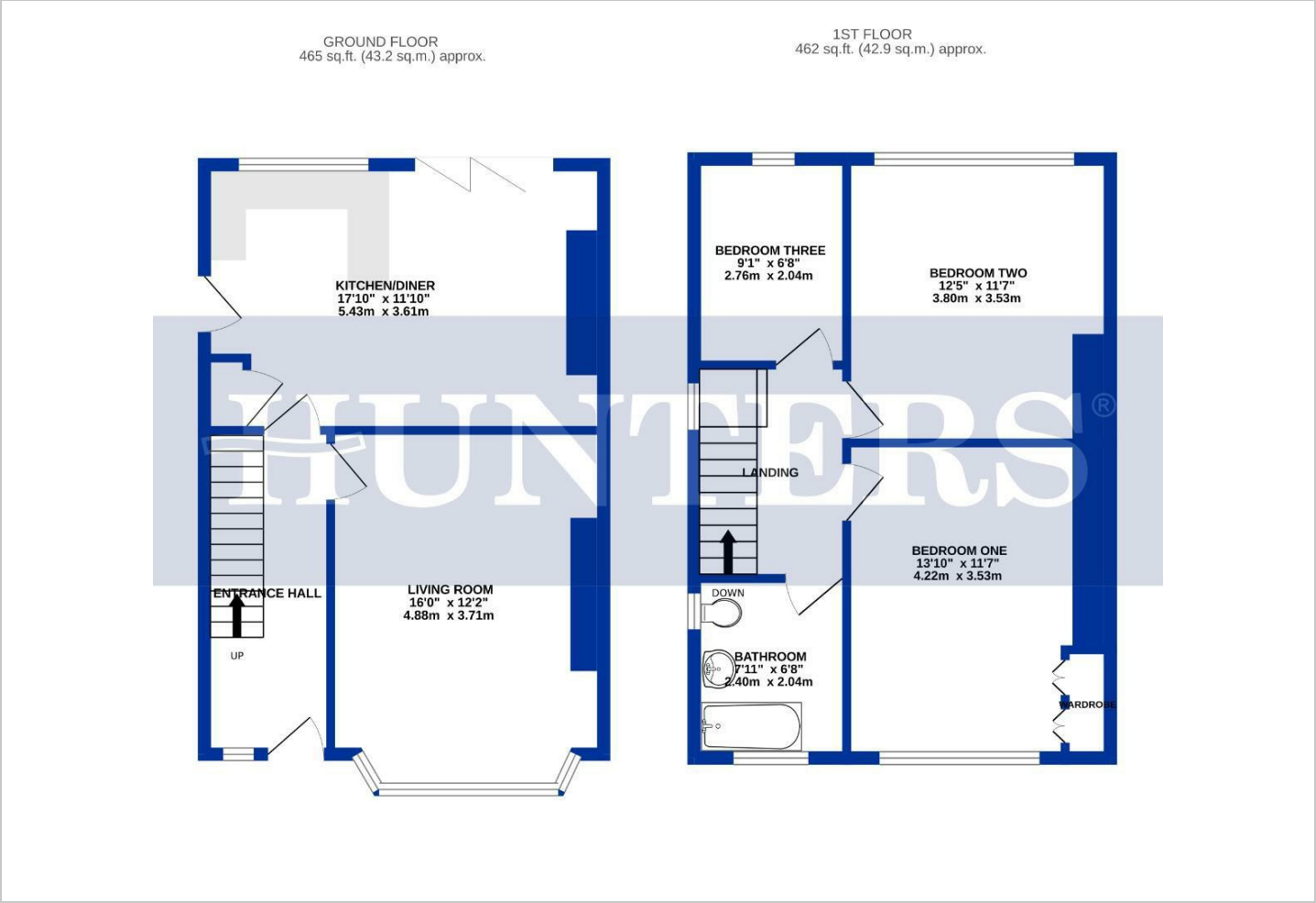
BATHROOM
7'10" x 6'8" (2.40 x 2.04)

Road Map

Hybrid Map

Terrain Map

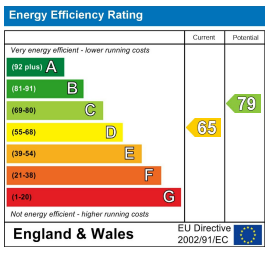
Floor Plan

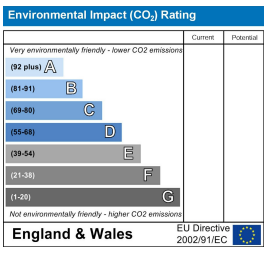


Viewing

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.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com