





Armley Grange Drive,LEEDS LS12 3QH

william h brown

welcome to

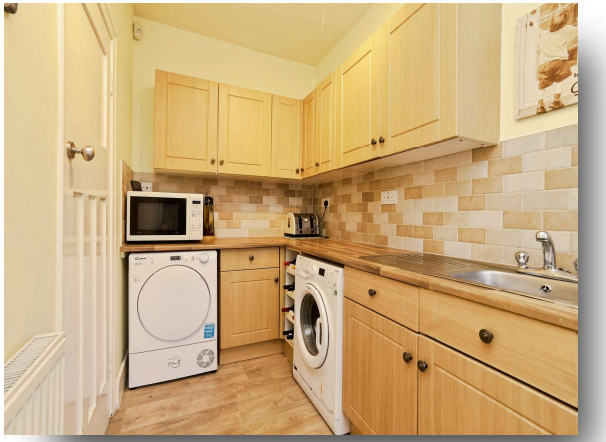
Armley Grange Drive, LEEDS

A distinguished detached residence occupying quarter of an acre offering beautifully proportioned accommodation, magnificent grounds and an exceptional family lifestyle in one of West Leeds' most desirable settings. Rare opportunity to acquire a home of this size and setting.

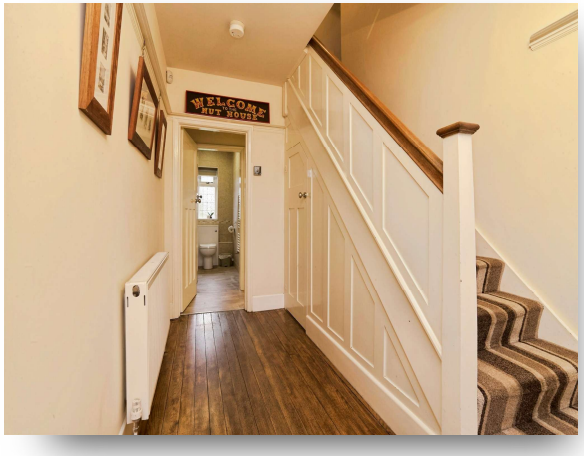












Property Information
Set within approximately a quarter of an acre of magnificent grounds on the prestigious and highly regarded Armley Grange, this exceptional four-bedroom detached residence offers a rare combination of character, grandeur and outstanding family living.

Tucked away in a mature and enviable setting, this substantial home enjoys an impressive level of privacy whilst remaining ideally positioned for access to Gotts Park, the Stanningley Bypass, Leeds City Centre and the Cycle Superhighway. Properties of this stature, occupying such a generous plot, are seldom available and this represents a truly unique opportunity for discerning buyers seeking both space and convenience.

The property benefits from gas central heating, double glazing, an intruder alarm system and was fully rewired in 2013, offering valuable peace of mind alongside its wealth of character. Externally, a driveway provides ample off-street parking and leads to a garage, complementing the extensive grounds and enhancing the practicality of this superb family home.

Combining character features, modern comforts and a spectacular plot, this distinguished residence offers an exceptional lifestyle opportunity in one of the area's most sought-after residential settings.

Entrance Hall
A welcoming and impressive reception hall providing an excellent introduction to the home. Offering ample space for greeting guests, the hallway creates an immediate sense of character and quality, with access to the principal ground floor accommodation and staircase rising to the first floor. Original exposed timber floor boards.

Downstairs Wc
Conveniently positioned cloakroom fitted with WC and wash hand basin, fully tiled walls..

Formal Lounge
A beautifully proportioned reception room enjoying a pleasant outlook over the gardens. This elegant space provides the perfect setting for both everyday relaxation and formal entertaining, with ample room for a variety of furniture arrangements. The generous proportions and abundance of natural light create a wonderfully warm and inviting atmosphere throughout the year. Feature fireplace with wood burner stove, original exposed timber floor boards.

Dining Room
A delightful formal dining room, perfectly designed for hosting family celebrations, dinner parties and special occasions. Offering excellent space for a substantial dining suite, this attractive room enjoys views of the surrounding grounds and provides an ideal setting for entertaining on both an intimate and larger scale.

Kitchen
The kitchen is a practical and well-appointed space fitted in 2013 with a comprehensive range of wall and base units, complementary work surfaces and space for a range of appliances. Designed with everyday family living in mind, it offers excellent storage and workspace whilst enjoying a pleasant outlook over the surrounding grounds.

Located just off the kitchen, the utility room provides valuable additional practicality, offering further storage, space for laundry appliances and access to a useful store room. A composite stable door opens directly to the outside, whilst a PVCu double-glazed window allows natural light into the space, making it an ideal area for managing the demands of busy family life without encroaching on the main living accommodation.

Landing
A spacious landing providing access to all bedrooms and the family bathroom, enhancing the feeling of space that runs throughout the home. With large built in storage cupboard and loft ladder hatch giving access to roof space.

Bedroom One
A superb main bedroom enjoying impressive high ceilings which create an immediate sense of grandeur and elegance and includes original feature fireplace. This substantial room offers ample space for a king-size bed along with additional bedroom furniture, whilst retaining a bright and airy feel. A peaceful retreat at the end of a busy day, the room enjoys attractive views over the surrounding grounds.

En-Suite
A luxurious four-piece en-suite with fully tiled walls and high ceilings designed with relaxation in mind. Featuring a Jacuzzi bath, separate shower enclosure, WC and wash hand basin, this spacious bathroom provides a touch of everyday indulgence and offers the feel of a private spa within the comfort of your own home.

Bedroom Two
A generous double bedroom brimming with high ceilings, character and charm. The room is enhanced by an original feature fireplace which creates a wonderful focal point and reflects the property's heritage. A superb guest room or family bedroom with plenty of space for additional furnishings.

Bedroom Three
Another spacious double bedroom with high ceiling and original feature fireplace, offering excellent flexibility for growing families. Bright and well-proportioned, the room provides ample space for freestanding furniture and enjoys pleasant views over the gardens.

Bedroom Four
A versatile room currently utilised as a bedroom but equally suited as a nursery, dressing room, study or home office. Perfect for modern family requirements, those working from home or buyers seeking additional flexibility in the layout.

Bathroom

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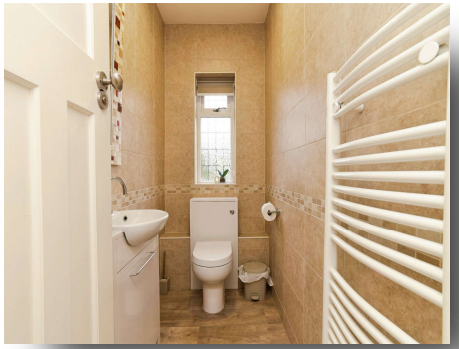
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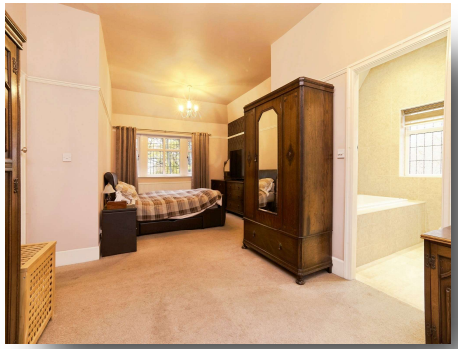
- Exceptional detached family residence
- Approx over 1800 square feet
- Two bathrooms including luxury en-suite
- Four-piece en-suite with Jacuzzi bath
- Elegant formal lounge

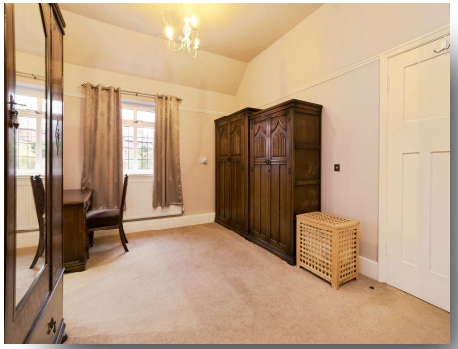
Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in the region of

£500,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117410 - 0005

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