

# HUNTERS®

HERE TO GET *you* THERE



## Roxburgh Mews

Armley, Leeds, LS12 2JT

£230,000



Council Tax: B



# 2 Roxburgh Mews

Armley, Leeds, LS12 2JT

£230,000



- Three bedroom home arranged over three floors
- Garage and driveway for off-street parking
- Two bathrooms plus downstairs W/C
- Pleasant outlook overlooking a green
- Top floor principal bedroom with dressing area & ensuite
- Modern fitted kitchen with ample storage
- French doors leading to private rear garden
- Bright open plan living and dining area
- Popular location close to amenities and transport links
- Blank canvas & ready to move into!

A well presented three bedroom terraced home set over three floors, enjoying a pleasant outlook across a green and offering spacious, versatile accommodation ideal for first time buyers, families or investors alike.

The ground floor features a bright open plan reception space providing both living and dining areas, with French doors opening directly onto the private rear garden, creating an easy indoor outdoor feel. Excellent built in storage adds practicality, while the modern kitchen is fitted with wood effect units, ample wall and base cabinetry, integrated oven, tiled flooring and splashback, plus space for white goods.

To the first floor are two generous bedrooms. The front bedroom benefits from dual windows overlooking the green, creating a bright and airy feel, while the rear bedroom offers similarly good proportions and natural light. The house bathroom is also located on this level and includes a white suite with bath, over bath shower, modern tiling and extractor fan.

The top floor provides a standout principal bedroom suite, offering excellent space with a dressing area, dormer views across the green and a private ensuite featuring a skylight, modern shower and white suite.

Externally, the property benefits from a private, enclosed rear garden providing a secure outdoor space, along with a garage and driveway offering off street parking for two vehicles.

Armley remains a popular location with a range of local amenities including shops along Armley Town Street, supermarkets, cafés and nearby green spaces such as Armley Park and the Leeds and Liverpool Canal. The area is well served by local schools and offers convenient transport links, with regular buses into Leeds city centre and excellent road connections across the wider region.

EPC Rating: C

Council Tax Band: B

The aerial image shown is for illustrative purposes only and is intended as an impression of the property and its surroundings. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. All descriptions, measurements, and other details are provided as a general guide only and should be independently verified by prospective purchasers.

Tel: 0113 257 6198

### ENTRANCE HALL

### KITCHEN

6'0" x 12'0" (1.85 x 3.66m)

### DOWNSTAIRS W/C

2'9" x 5'11" (0.85 x 1.81m)

### LIVING AREA

12'10" x 15'1" (3.93 x 4.62m)

### LANDING

### BEDROOM ONE

12'10" x 9'11" (3.93 x 3.03m)

### BEDROOM TWO

12'10" x 10'4" (3.93 x 3.17m)

### BATHROOM

6'2" x 6'8" (1.89 x 2.05m)

### BEDROOM THREE

12'10" x 12'2" (3.93 x 3.71m)

### DRESSING AREA

### ENSUITE

6'10" x 6'3" (2.09 x 1.92m)

### GARDEN

### GARAGE & DRIVE



## Road Map



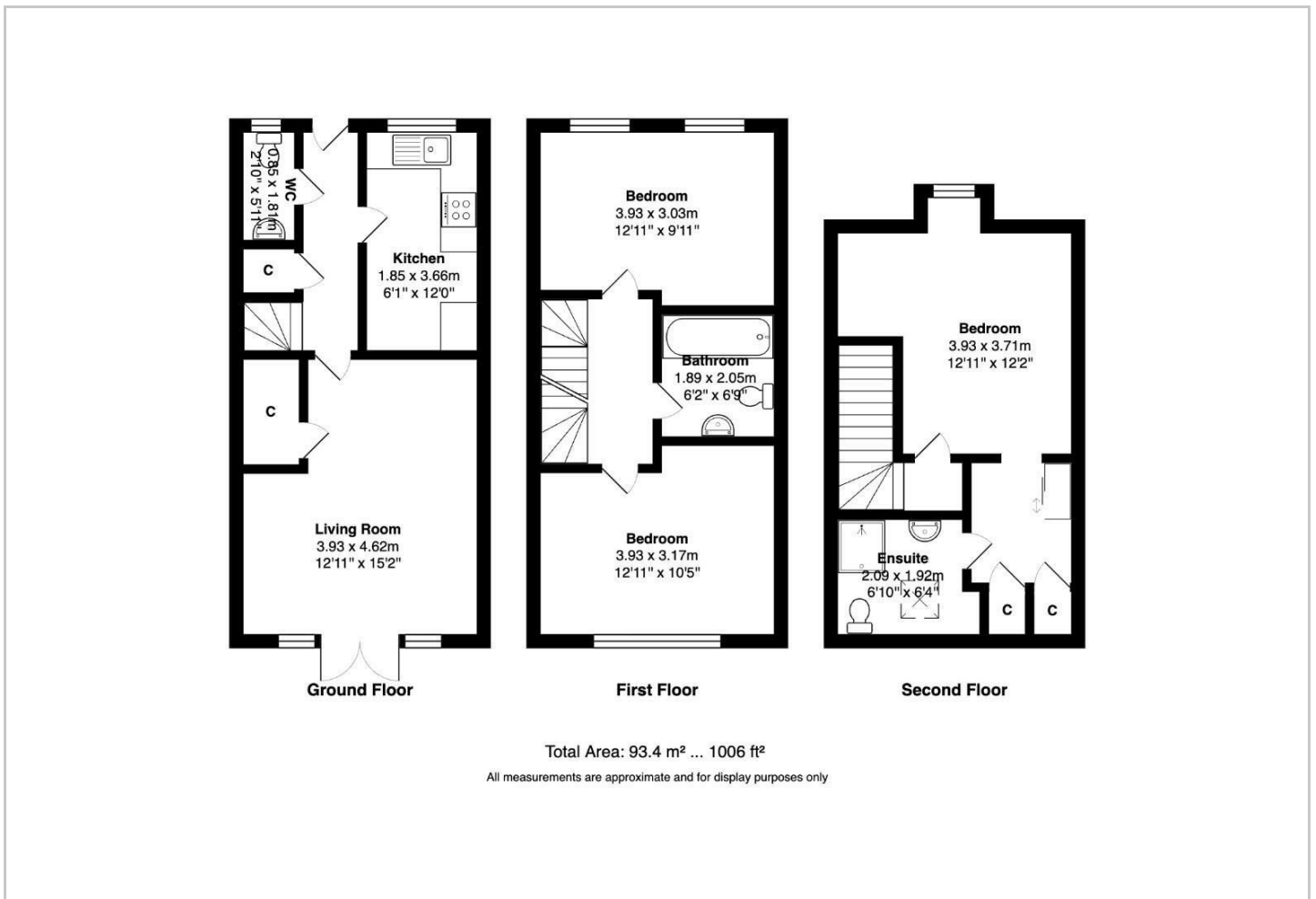
## Hybrid Map



## Terrain Map



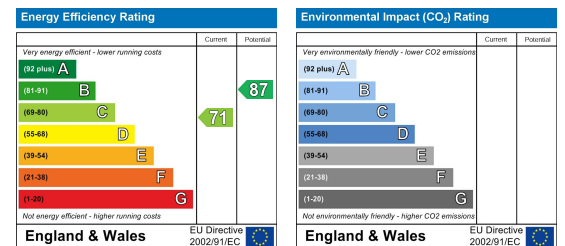
## Floor Plan



## 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.