

Estate &
Letting Agents

dwell

St Hughes Lodge
Armley Lodge Road
Armley
LS12 2AT
£85,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

Property Description

- Open-Plan Kitchen/ Living Area
- Two Bedrooms
- Secure and Gated Parking
- Modern Kitchen
- First Floor Flat
- Ideal For First-Time Buyers and Investors
- EPC Rating D

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Property Description

Tucked away in a residential pocket on Armley Lodge Road, this two-bedroom flat offers a blend of character and modern convenience. Occupying a first-floor position within an impressive, converted church, the home benefits from secure off-street parking and an allocated shed.

INTERIOR

Enjoying a private approach, the flat is entered via a secure ground-floor entrance leading directly to its own private front door. Opening into a welcoming entrance hallway, this space features an intercom entry system and two generous built-in cupboards offering excellent everyday storage.

To the left is a bright and airy open-plan living and kitchen area. The contemporary kitchen features sleek grey gloss wall and base units, complementary worktops, and is equipped with an oven, electric hob, washing machine, and dishwasher. The living space is comfortably proportioned, offering plenty of room for a double sofa, coffee table, and tv unit - creating an ideal layout for daily living and entertaining.

Continuing through, the light-filled main bedroom comfortably accommodates a double bed along with freestanding wardrobes and extra furnishings. The versatile second bedroom is ideal as a single room but equally works well as a dedicated home office or dressing room. Completing the home is the bathroom that includes a bath with an overhead shower, hand basin, WC, and towel rail, with generous space left for additional bathroom storage.

EXTERIOR

The building itself is set within maintained grounds and is accessed via an intercom gate. sale.

Leasehold Information

Remaining Lease Length: 979 Years

Ground Rent (Per Annum): £283.62

Service Charge (Per Annum): £1300

Gallery

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Area Map & Description

Area Description

Perfectly positioned, the property sits just a short stroll away from the bustling shops, cafes, and amenities of Armley Town Street, while reaching the heart of Leeds City Centre is equally effortless. Excellent road connections via Stanningley Bypass make commuting across West Yorkshire simple, and frequent bus routes run along Stanningley Road and Armley Road, offering swift, direct access into central Leeds, Bradford, and surrounding areas. You're minutes away from the expansive green spaces of Armley Park and Gotts Park Golf Course, as well as scenic walking and cycling routes along the Leeds & Liverpool Canal towpath. The nearby Cardigan Fields Leisure Complex on Kirkstall Road also offers a cinema, gym, and an array of popular restaurants.

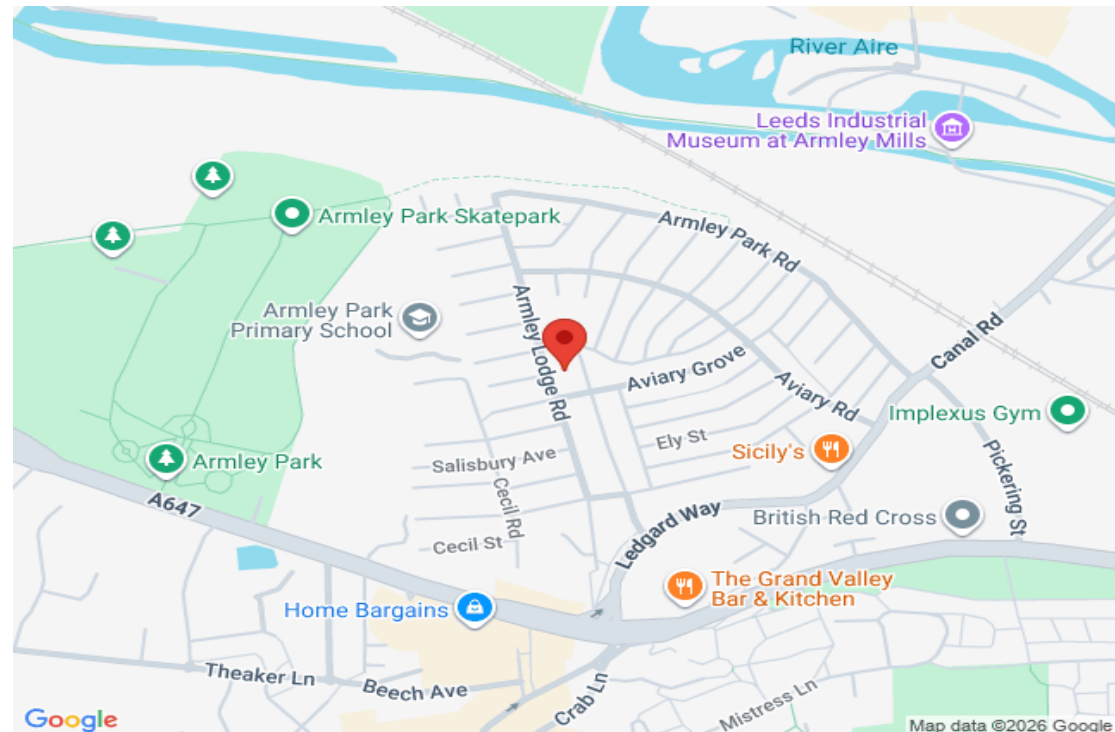
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Floor Plan - Total floor area

Floor Plan

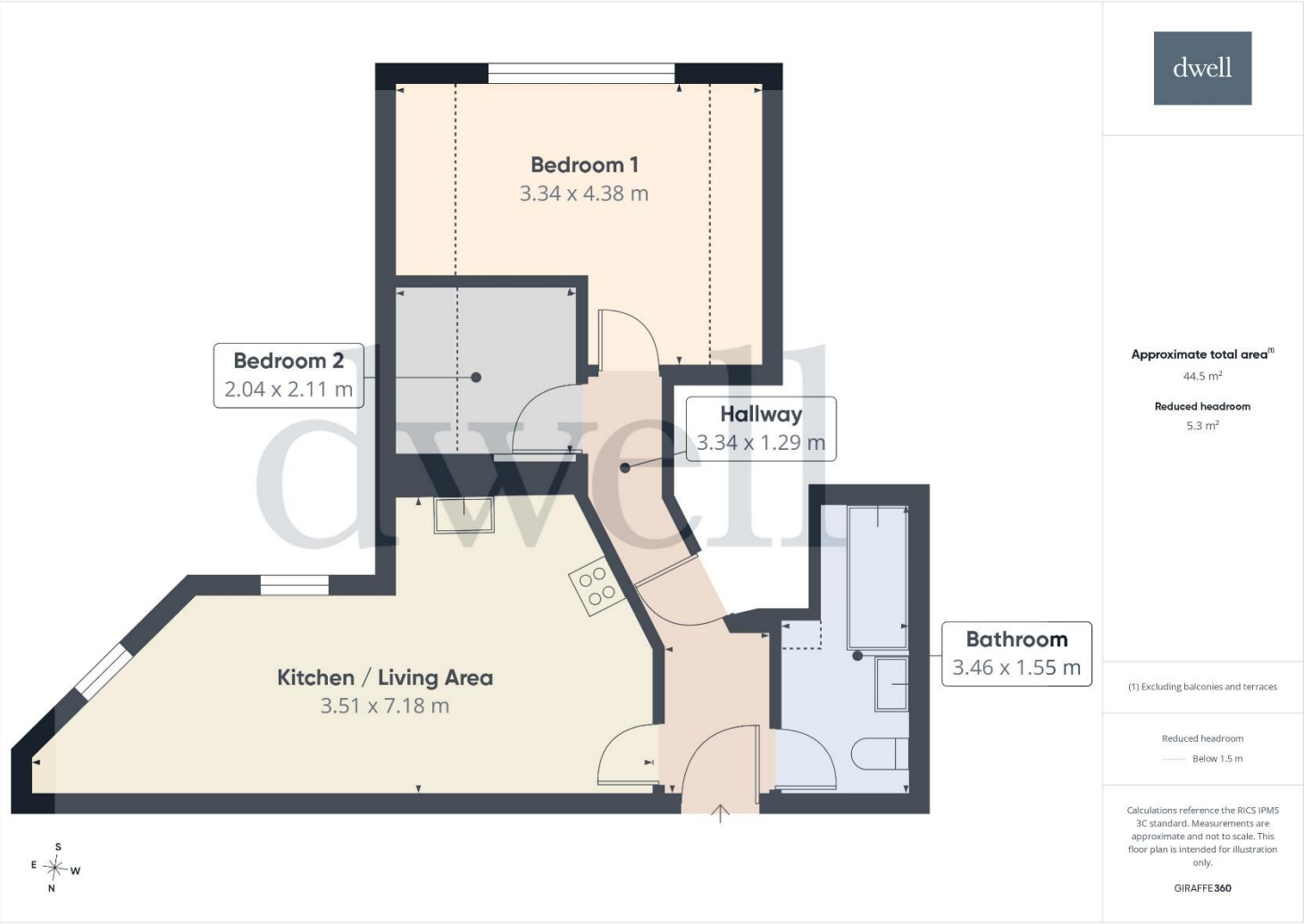
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Energy
Performance
Rating