



Allerton Grange Rise, LEEDS LS17 6LJ

welcome to

Allerton Grange Rise, LEEDS

Extended semi-detached home with spacious open-plan lounge/kitchen/diner, four well-sized bedrooms, and two stylish bathrooms. Featuring front and rear gardens, off-street parking, and a convenient location, offering flexible and versatile living ideal for modern families.

No onward chain!



Entrance Hall

A welcoming hallway with an understairs cupboard and stairs leading to the first floor.

Lounge

A bright and airy room with a beautiful feature fireplace and bay window allowing a good amount of natural light to flow through.

Kitchen/Lounge/Diner

This stunning open-plan kitchen, lounge, and dining space showcases contemporary luxury at its finest, beautifully designed to create a sophisticated yet welcoming heart of the home. The kitchen is exquisitely appointed with sleek, modern wall and base units, complemented by high-quality work surfaces and generous provision for integrated appliances, including a statement large range oven. At the centre, a striking island offers both functionality and style, providing additional preparation space and an elegant focal point for entertaining. There is ample room for a dining table and chairs, seamlessly flowing into a refined seating area, perfect for relaxing or hosting guests. Expansive fully glazed doors bathe the entire space in natural light and open effortlessly onto the decking area, creating a seamless indoor-outdoor connection and enhancing the sense of space and luxury throughout.

Shower Room

A stylish and contemporary shower room, finished with modern tiling, creating a sleek and elegant feel. It features a spacious walk-in shower, complemented by a wash hand basin set within a vanity unit providing useful storage below, combining practicality with sophisticated design and a wc.

Bedroom One

A generously sized double bedroom, beautifully enhanced by a charming bay window that fills the space with natural light and adds a touch of character. The room benefits from fitted wardrobes, providing ample built-in storage while maintaining a clean and uncluttered feel, creating a comfortable

and stylish retreat.

Bedroom Two

A generously sized double bedroom, beautifully enhanced by a charming bay window that fills the space with natural light and adds a touch of character. The room benefits from fitted wardrobes, providing ample built-in storage while maintaining a clean and uncluttered feel, creating a comfortable and stylish retreat.

Bedrom Three

A double bedroom offering ample space for a full range of bedroom furniture. Well-proportioned and versatile, the room provides a comfortable and practical setting, ideal for creating a relaxing and personalised living space.

Bedroom Four

A well-proportioned single bedroom offering space for essential furniture. Versatile in use, it provides a comfortable setting ideal as a bedroom, home office, or guest room.

Bathroom

A contemporary, fully tiled bathroom finished to a good standard, offering a clean and modern aesthetic. The suite comprises a bath with shower over, a WC, and a stylish wash hand basin set within a vanity unit providing useful storage, combining elegance with everyday practicality.

Outside

To the front, the property features an attractive low-maintenance garden laid with artificial grass, alongside a driveway to the side providing convenient off-street parking.

The rear garden has been thoughtfully designed for both relaxation and entertaining, offering a raised decked area ideal for outdoor seating and dining. Steps lead down to an artificial lawn, creating a usable year-round space, along with a covered area that provides additional shelter and versatility for outdoor living.



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Allerton Grange Rise, LEEDS

- EXTENDED SEMI DETACHED HOUSE
- SPACIOUS LOUNGE/KITCHEN/DINER
- FOUR GOOD SIZE BEDROOMS
- TWO STYLISH BATHROOMS
- FRONT & REAR GARDENS

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

offers over

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MRT107420 - 0002

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