



Stoneacre
Properties



Armley Grange Rise

Leeds, LS12 3QD

£295,000



Armley Grange Rise

Leeds, LS12 3QD

£295,000



ENTRANCE

Entering into the porch, you are welcomed by a hallway that provides easy access to all areas of the bungalow.

LOUNGE/DINER

Spacious formal lounge/diner boasts a large window to the front elevation of the property which floods the room with natural light. Space is offered for a dedicated seating area as well as a formal dining area. Access is offered via the lounge/diner to the kitchen.

KITCHEN

Made up of wall and base units with storage space and integrated double oven, gas hob with extractor above, fridge/freezer, and space for washing machine. Access out to the rear garden.

W/C

Comprising toilet and sink, positioned next to the main bathroom.

BEDROOM 1

A spacious second double bedroom with built-in storage, enjoying views over the rear garden.

BEDROOM 2

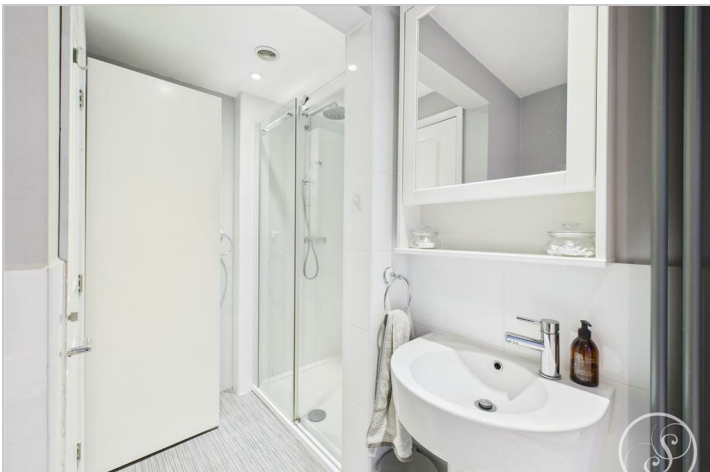
A large double bedroom offering ample space and convenient built-in storage.

BATHROOM

The bathroom comprises a bath, a freestanding shower, and a sink, offering both style and functionality.

EXTERNAL

The property is accessed via metal gates leading to a large driveway and front garden, with a garage at the side which boasts its own power and alarm. To the rear, there is a spacious garden offering plenty of potential for landscaping, entertaining, or outdoor living. The current owners had also drawn up plans for a 4m full width rear extension which shows the further potential of this property.



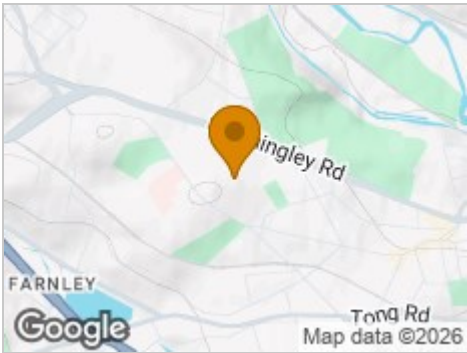
Road Map



Hybrid Map



Terrain Map



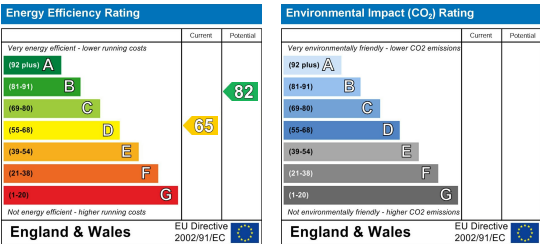
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.