KATH WELLS

ESTATE AGENTS & VALUERS

49 Armley Grange Avenue, Leeds, LS12 3QN

Reduced To £235,000

Early internal viewing is essential for this TRADITIONAL THREE BEDROOM SEMI DETACHED which benefits from having a large family area / dining kitchen to the rear of the property, a separate living room, two double bedrooms and a single bedroom. The property has been refurbished to include new internal doors, a modern bathroom suite, and a modern fitted kitchen with integral kitchen appliances.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with a feature fireplace and hearth and a bay window overlooking the front garden, an OPEN DINING / FAMILY AREA with a MODERN FITTED KITCHEN and patio doors opening onto the rear garden. To the first floor there are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM, and a MODERN BATHROOM with a white suite bath and shower. Externally the property has GARDENS to the front and rear. The REAR GARDEN is a good size and is tiered to create a variety of defined areas. A DRIVEWAY provides useful OFF STREET PARKING for several family sized cars.

Local amenities are close to hand and the motorway networks and Leeds Outer Ring Road are easily accessible. Bramley and Kirkstall Forge Railway stations are a short drive away. Internal viewings is essential EPC Rating: D / Council Tax Band: C

GROUND FLOOR:

Entrance Hallway:

Access via a front entrance door, stairs rising to the first floor, double glazed window, central heating radiator

Living Room:

Double glazed bay window, fireplace and hearth, parquet flooring, central heating radiator

Fitted Dining Kitchen:

Double glazed window, double glazed patio doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, wood work surfaces, breakfast bar, a range of integral kitchen appliances (dishwasher, automatic washing machine, electric oven / grill, electric hob, extractor hood, wine fridge), space for an American style fridge / freezer, an inset sink and drainer, ample space for a dining table and chairs, modern vertical central heating radiator, external door giving access to the side of the property

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, glazed banister, new internal doors

Bedroom One:

Double glazed bay window (far reaching views), central heating radiator, ample space for a range of bedroom furniture

Bedroom Two:

Double glazed window, central heating radiator, storage cupboard

Bedroom Three:

Double glazed window, central heating radiator

Bathroom / WC:

Double glazed window, a modern white suite comprising of a panelled bath with a glazed side screen and a shower above, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:

The front garden is semi open plan with some planting. The rear garden is a good size and tiered with low maintenance patio areas, a hedge border and some planting

Off Street Parking / Driveway:

A block paved driveway provides useful off street parking for several family sized cars

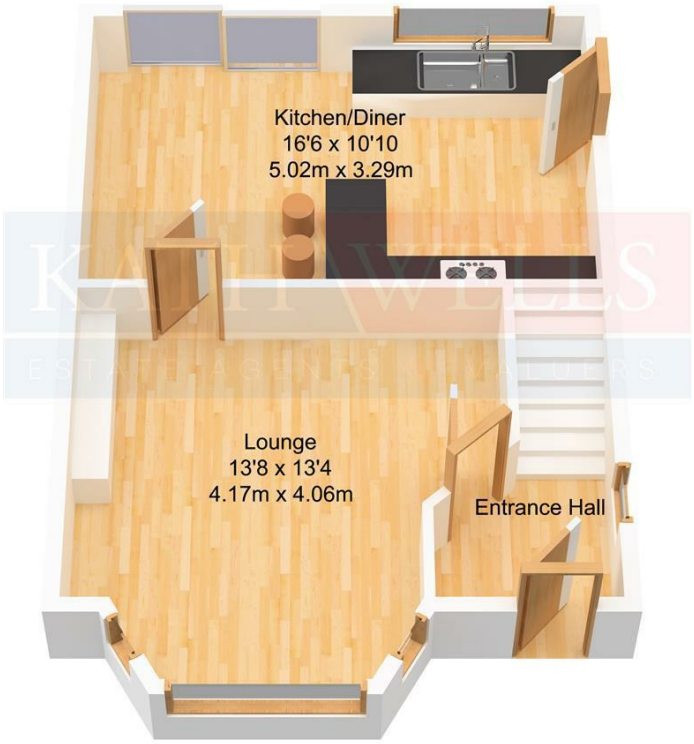
EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: C

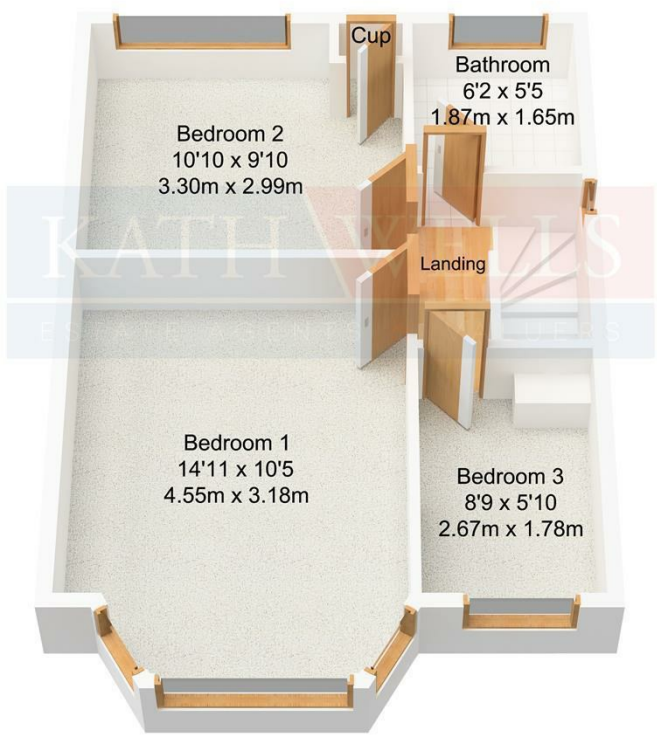
EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0111-2892-7319-9901-6451

Floor Plan

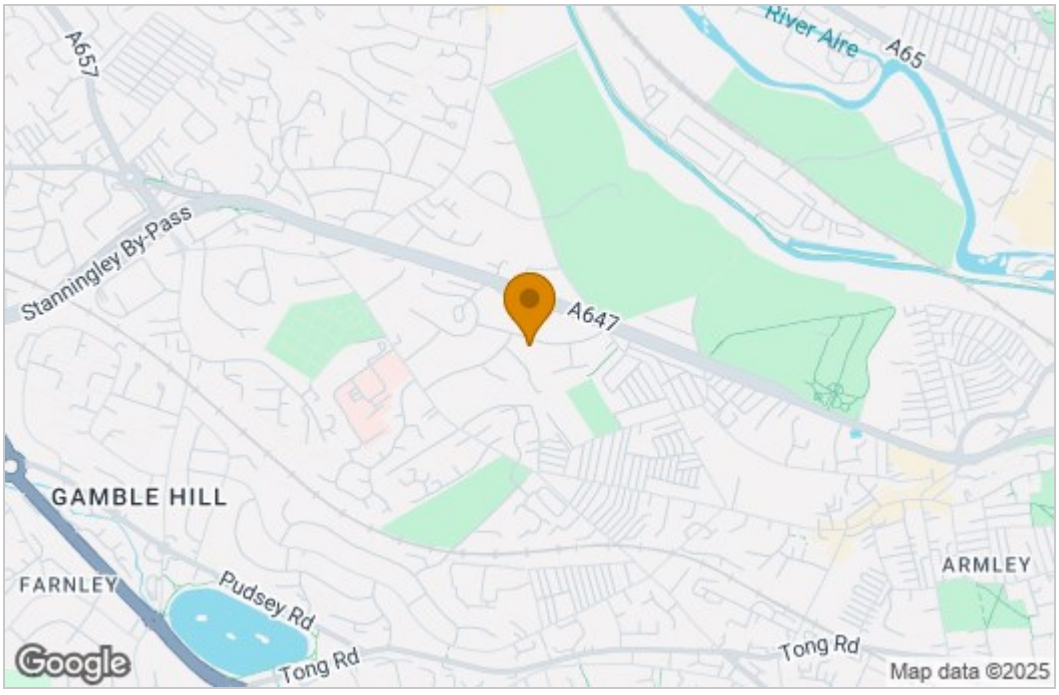


Ground Floor
Approx. 35.20 sqm.
(379.00 sqft.)

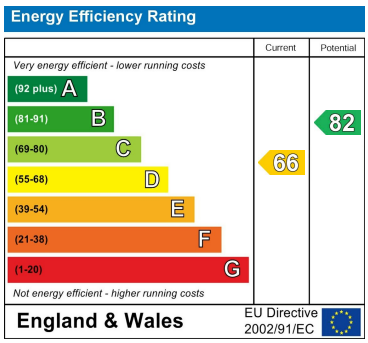


First Floor
Approx. 35.20 sqm.
(379.00 sqft.)

Area Map



Energy Efficiency Graph



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