



## **61 Armley Grange Avenue Leeds**



### **3 Bedroom House - Semi-Detached £299,995**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
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**Web Site**  
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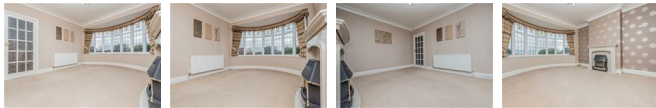
**61 Armley Grange Avenue, Upper  
Armley, Leeds, West Yorkshire, LS12  
3QN  
GROUND FLOOR:**

**Entrance Hallway:**



Access via a part glazed front entrance door, Double Glazed Window, stairs rising to the first floor, central heating radiator

**Living Room:**



Double glazed window, television point, central heating radiator, ample space for living room furniture

**Dining Room:**



Double glazed door opening onto the rear garden, central heating radiator, ample space for dining room furniture / dining table & chairs

**Fitted Kitchen:**



Part glazed door opening onto the rear garden, double glazed window, fitted wall, drawer & base units, work surfaces, inset sink & drainer with a mixer tap, extractor hood, plumbing for an automatic washer, ample space for a fridge / freezer

**FIRST FLOOR:**

**Landing:**

Access to first floor accommodation, access to the loft space

**Bedroom One:**



Double glazed window, central heating radiator, a range of fitted wardrobes, ample space for a range of bedroom furniture

**Bedroom Two:**



Double glazed window, central heating radiator, built-in wardrobes / storage

**Bedroom Three:**



Double glazed window, central heating radiator

**Bathroom / WC:**



Double glazed window, a modern white suite comprising of a panelled bath, a low flush WC, wash basin, a separate shower cubicle with a plumbed shower and glazed side screen

**TO THE OUTSIDE:**





Gardens:



The front garden is mainly laid to lawn and is mainly enclosed. The rear garden is a good size and is mainly paved and would provide a useful space for alfresco dining, the rear is also enclosed by fencing.

Views across to Leeds



Views to Leeds from Bedroom One.

Off Street Parking / Driveway / Single Detached Ga



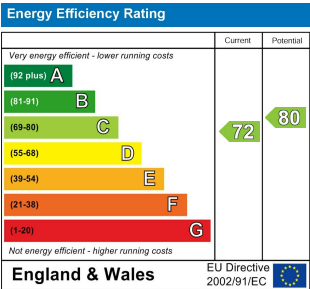
A driveway provides a useful off street parking for several family sized cars and access to a single detached garage which would be ideal for storage space or can be used for an additional car.

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0037-0207-5705-0305-2404>

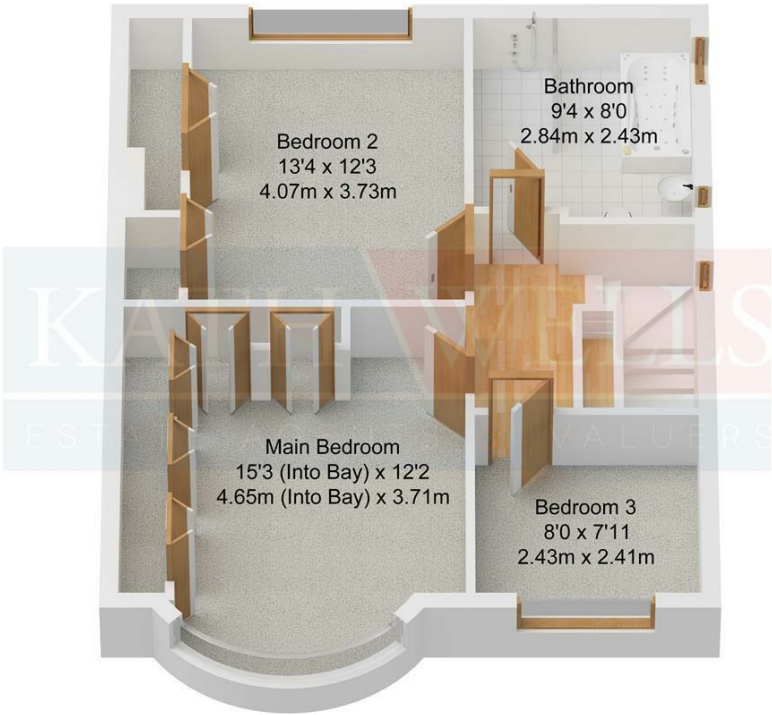




Floor Plan



Ground Floor  
Approx. 52.20 sqm.  
(562.00 sqft.)



First Floor  
Approx. 52.20 sqm.  
(562.00 sqft.)

