



**22 Armley Grange Avenue, Leeds, LS12 3QN**

**Reduced To £274,995**

NEW PRICE Viewing is highly advised for this WELL PRESENTED THREE BEDROOM EXTENDED SEMI situated in a popular and SOUGHT AFTER residential area of Upper Armley. The property has been MAINTAINED & DECORATED to a good standard throughout and benefits from being EXTENDED TO THE GROUND FLOOR and having THREE RECEPTION ROOMS, DOUBLE GLAZING and GAS CENTRAL HEATING, making this an ideal purchase for a variety of buyers, particularly a growing family.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a CLOAKROOM / WC with a modern white suite, a SITTING ROOM with a feature fireplace and hearth and a LOG BURNING STOVE, a LIVING ROOM, a DINING ROOM with ample space for a dining table and chairs, and a MODERN FITTED KITCHEN with a good range of cabinets, external access to the side garden, and a range of INTEGRAL KITCHEN APPLIANCES (electric double oven / grill, microwave, electric hob, extractor hood, dishwasher).

To the first floor there are TWO DOUBLE BEDROOMS, each of which have a range of FITTED WARDROBES providing useful storage and hanging space, a further SINGLE BEDROOM, and a SHOWER ROOM / WC with a modern white suite and a walk-in shower area with a glazed side screen and plumbed shower.

Externally the property has GARDENS TO THE FRONT & REAR. The rear garden is good size and has paved and decked seating areas and a lawn. A GATED DRIVEWAY provides useful OFF STREET PARKING

## GROUND FLOOR:

### Hallway:



Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor, under-stairs storage cupboard

### Cloakroom / WC:



Double glazed window, a modern white suite comprising of a low flush WC, wash basin set into a vanity unit, central heating radiator

### Sitting Room:

Double glazed window overlooking the front garden, a fireplace and hearth with a log burning stove, central heating radiator, television point

### Living Room:



A good sized living room, semi open to the dining room, modern inset fireplace, central heating radiator

### Dining Room:



Double glazed window, central heating radiator, ample space for a dining table and chairs, semi open plan to the living room

### Fitted Kitchen:



Double glazed windows to two aspects, a part glazed external door giving access to the garden, a modern range of fitted wall, drawer & base units work surfaces, an inset 1 1/4 bowl sink and drainer with a mixer tap, a range of integral kitchen appliances (electric double oven / grill, microwave, electric hob, extractor hood, dishwasher), space for an American style fridge / freezer, plumbing for an automatic washing machine, inset ceiling lights

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation, access to the loft space

### Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

## Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

## Bedroom Three:



Double glazed window, central heating radiator

## Shower Room / WC:



Double glazed windows, a modern white suite comprising of a wash basin and low flush WC set into a vanity unit, a walk-in shower area with a glazed screen and a plumbed shower, modern tiling, inset ceiling lights, ladder style central heating radiator / towel warmer

## TO THE OUTSIDE:



## Off Street Parking / Gated Driveway / Single Detac

A gated driveway provides useful off street parking for several family sized cars and access to a single detached garage with an up and over door

## Gardens:



The front garden is enclosed by a low wall with wrought iron railings and contains a variety of ornamental planting. The rear garden is a good size and has a paved seating area, a decked seating area with a pergola, a lawn, planted beds, a greenhouse, external lighting and an outside tap

## Under-house Storage:

a good sized under-house storage room can be accessed from the rear garden / decked seating area

## Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: D

## EPC Link:

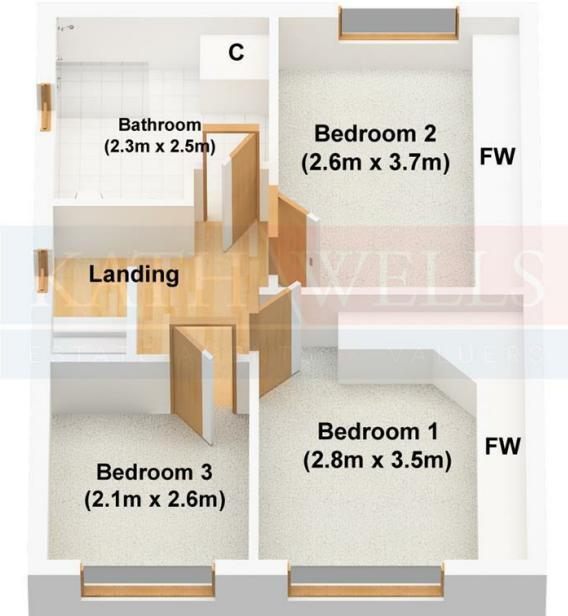
<https://find-energy-certificate.service.gov.uk/energy-certificate/0237-0207-5405-0208-2000>

## Floor Plan

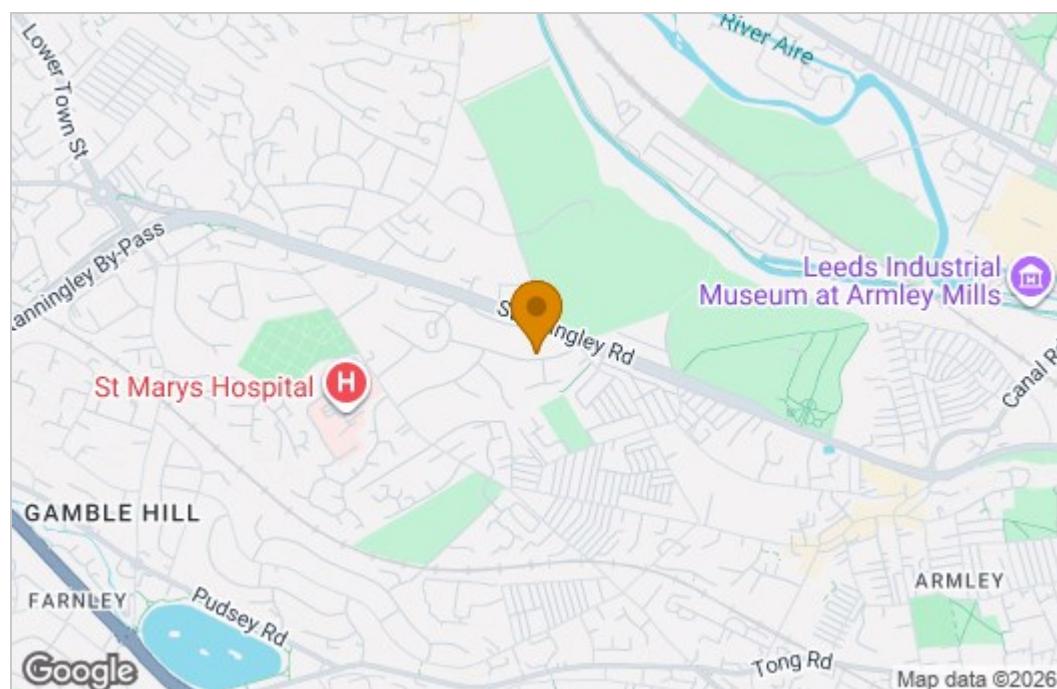
### Proposed Ground Floor



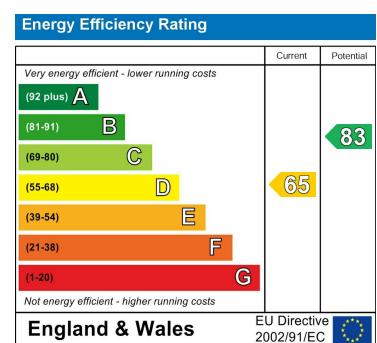
### First Floor



### Area Map



### 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.