

HUNTERS®

HERE TO GET *you* THERE



St Marys Park Crescent

Armley, LS12 3UU

£190,000



Council Tax: B



21 St Marys Park Crescent

Armley, LS12 3UU

£190,000



- Immaculate two-bedroom semi-detached home
- Contemporary kitchen with breakfast bar and integrated appliances
- Ideal for first-time buyers, couples and downsizers
- Garage plus driveway parking for approximately three vehicles
- Council tax band: B
- True turn-key property ready to move straight into
- Two generous double bedrooms
- Stunning spa-like bathroom with separate bath and rain shower
- Attractive rear garden with raised sun-trap decking
- Early viewing is highly recommended!

An exciting opportunity to purchase an immaculate and beautifully presented two-bedroom semi-detached home, occupying an elevated position within a quiet and popular residential development. Offering stylish, well-proportioned accommodation throughout, this is a true turn-key property that is ready to move straight into and would make an ideal purchase for first-time buyers, couples or those looking to downsize.

The property is conveniently situated within easy reach of a wide range of local amenities, schools, green spaces and public transport links, with good connectivity towards Leeds and the surrounding areas.

The ground floor opens into a modern and welcoming living room, finished with attractive wood-effect flooring, contemporary décor and a feature gas fire. The elevated position allows for pleasant views to the front, while the generous proportions provide plenty of space to accommodate family and friends comfortably.

Stepping through to the rear is an exceptional contemporary kitchen, which has been thoughtfully designed to provide both style and practicality. A breakfast bar island sits to one side, creating an ideal space for casual dining, while a range of modern wall and base units provides excellent storage. Further features include tiled splashbacks, tiled flooring, an integrated oven and dishwasher, together with direct access out to the rear garden.

The garden is another real highlight of the home. Designed to be both attractive and easy to maintain, it incorporates a lawned area, decorative planting and a raised decked seating area which creates a fantastic sun-trap and an ideal space for outdoor dining and entertaining.

Externally, the property also benefits from a garage, providing secure parking or excellent additional storage. The garage is fitted with power and currently houses the white goods, making it a practical extension of the main accommodation. Positioned in front is a generous driveway providing off-street parking for approximately three further vehicles.

To the first floor are two generous bedrooms. The principal bedroom is positioned to the front and offers excellent proportions, modern décor and fitted mirrored wardrobes providing ample storage. The second bedroom is another comfortable double, beautifully presented and enjoying a pleasant outlook across the rear garden. Completing the accommodation is a stunning, spa-like bathroom suite which has been finished to an impressive standard. Contemporary tiling is complemented by a separate bath, corner rain shower, floating vanity wash basin, heated towel rail, frosted window and modern LED mirror, creating a stylish and relaxing space to unwind.

Additional storage is available within the loft, which is partially boarded and accessed via a pull-down ladder, with lighting already installed.

Immaculately presented from top to bottom, this is a home where the next owner can simply unpack and enjoy. Combining modern interiors, generous room sizes, excellent parking, a garage and an attractive garden, this is certainly not one to miss.

Tel: 0113 257 6198

LIVING ROOM

13'3" x 15'1" (4.06 x 4.60m)

DINING KITCHEN

13'3" x 8'0" (4.06 x 2.46m)

LANDING

BEDROOM ONE

13'3" x 11'8" (4.06 x 3.56m)

BEDROOM TWO

6'6" x 11'7" (2.00 x 3.54m)

BATHROOM

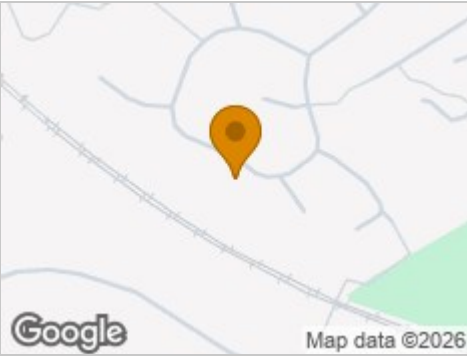
6'2" x 8'2" (1.90 x 2.50m)

GARAGE

GARDENS & DRIVE



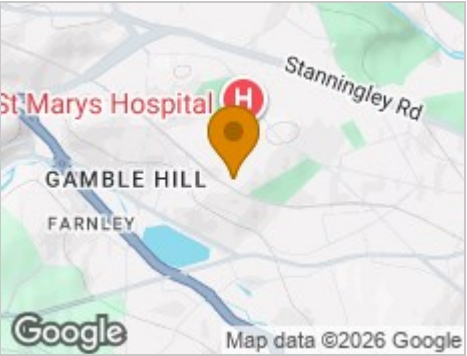
Road Map



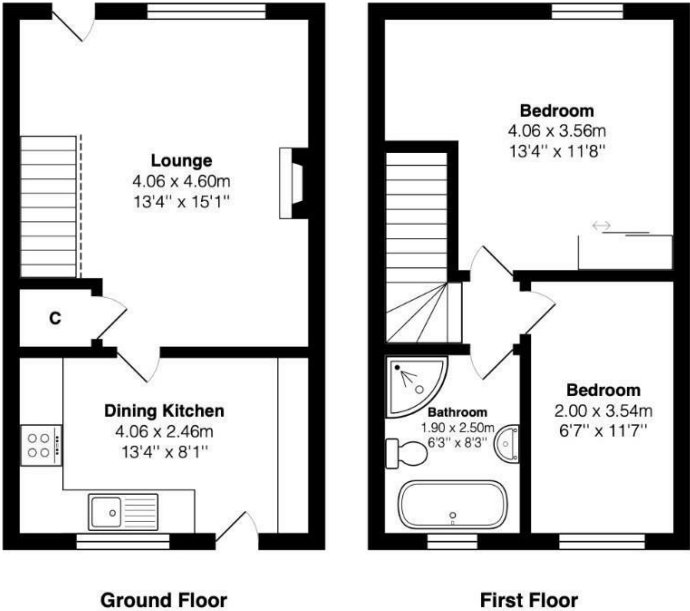
Hybrid Map



Terrain Map



Floor Plan



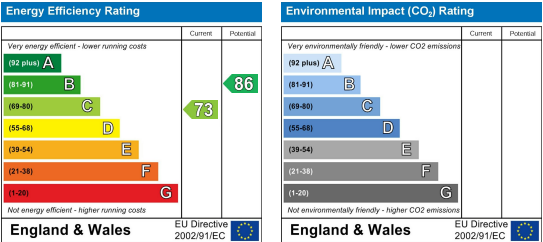
Total Area: 58.6 m² ... 630 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.