

HUNTERS®

HERE TO GET *you* THERE



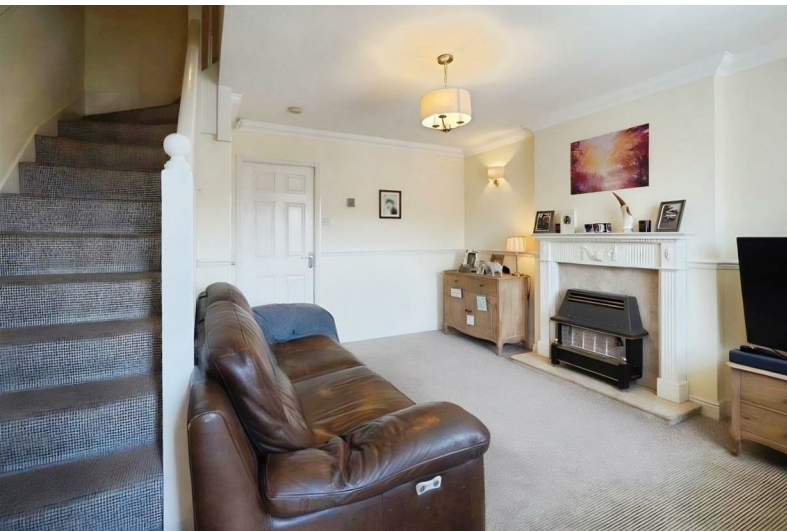
St James Mews

Armley, LS12 3UT

£195,000



Council Tax: B



10 St James Mews

Armley, LS12 3UT

£195,000



- Quiet residential cul-de-sac position
- Freehold semi-detached home
- Two spacious double bedrooms
- Generous and modern kitchen/diner
- Four-piece family bathroom
- Bright living room with fireplace
- Principal bedroom with fitted wardrobes
- Large private rear garden
- Driveway and detached garage with power

An exciting opportunity to purchase this beautifully presented and deceptively spacious two-bedroom semi-detached home, pleasantly positioned within a quiet residential cul-de-sac in a popular and well-connected part of Armley.

Offering well-planned accommodation, the property will appeal to first-time buyers, couples, sharers or a young family seeking a home that is ready to move into, while still providing excellent outside space, parking and storage.

The ground floor opens into a bright and welcoming living room, with a large front-facing window allowing plenty of natural light into the space. A fireplace creates an attractive focal point, while a useful under-stairs cupboard provides valuable additional storage.

To the rear is a spacious fitted kitchen/diner, offering a generous range of wall and base units, complementary work surfaces and ample room for a dining table and chairs. This creates a practical and sociable space for everyday meals, entertaining and family life, with access leading directly out to the rear garden.

To the first floor are two well-proportioned double bedrooms. The principal bedroom benefits from fitted sliding-door wardrobes, while the second bedroom also offers generous space for a bed and additional freestanding furniture.

Completing the first-floor accommodation is the impressive family bathroom, fitted with a stylish four-piece suite comprising a panelled bath, separate shower enclosure, wash hand basin and WC.

Externally, the property continues to impress. A long driveway provides ample off-street parking and leads to a detached garage with lighting and power, offering excellent storage, parking or workshop potential.

The enclosed rear garden is a particularly strong feature of the home. Generous in size and arranged mainly to lawn, it also includes a paved seating area with plenty of room for outdoor furniture, barbecues and summer entertaining.

The property is conveniently placed for a wide range of local shops, schools and everyday amenities, including access to the Whingate school catchment area. Regular public transport services and convenient access to the M621 also make the location well suited to commuters travelling into Leeds city centre and across the wider region.

A spacious and well-presented home with two genuine double bedrooms, an excellent garden, garage and ample parking, early viewing is strongly recommended.

Tel: 0113 257 6198

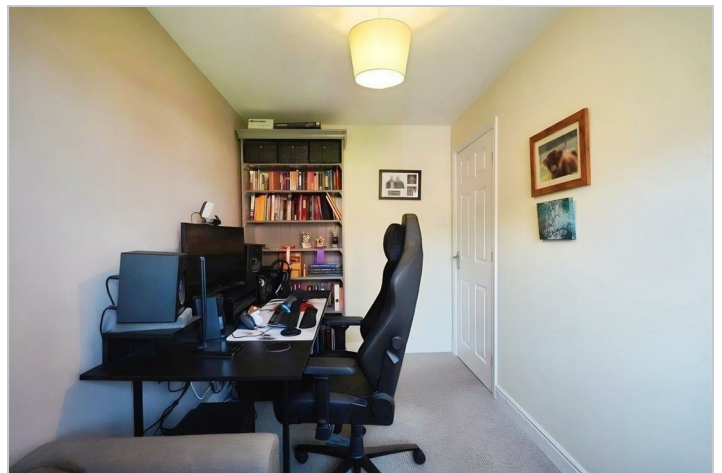
KITCHEN/DINER

LIVING ROOM

BEDROOM ONE

BEDROOM TWO

BATHROOM



Road Map



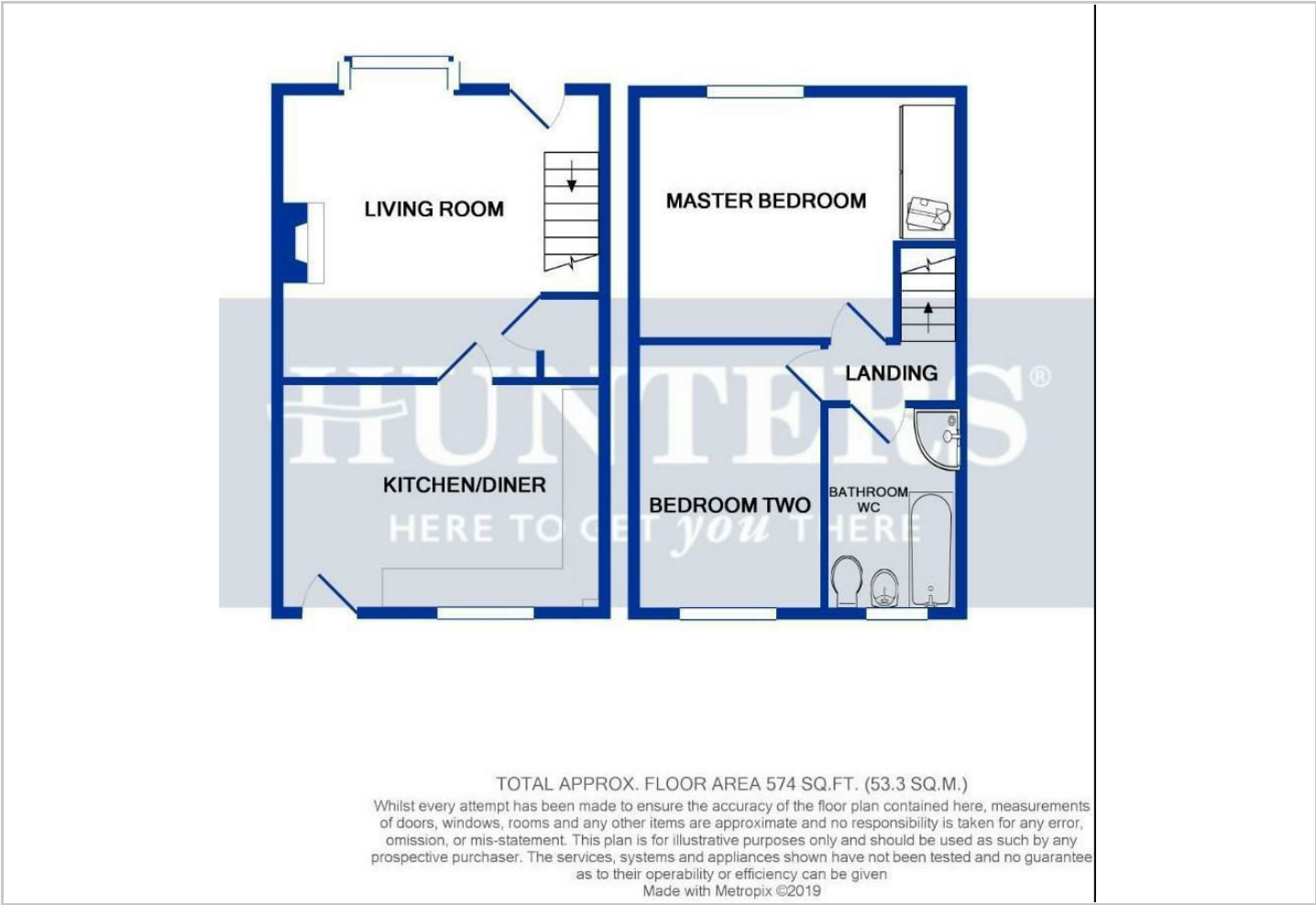
Hybrid Map



Terrain Map



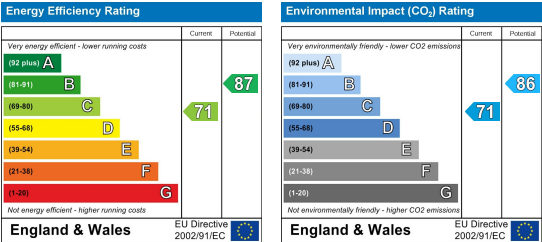
Floor Plan



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.