

# HUNTERS<sup>®</sup>

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## Westfield Avenue

Armley, LS12 3SJ

Chain Free £365,000



Council Tax: D





# 6 Westfield Avenue

Armley, LS12 3SJ

Chain Free £365,000



- CHAIN-FREE SALE!
- Immaculate four-bedroom family home
- Contemporary fitted kitchen with great storage
- Family bathroom with two separate W/C's
- Beautifully landscaped front garden
- Second reception room with marble fireplace
- Characterful living room with bow window
- Rear porch with access to drive and garage
- Off-street parking and garage
- Highly sought after location near amenities

Welcome to this truly immaculate FOUR-bedroom house, perfectly positioned on a quiet cul-de-sac in a highly sought-after location. With easy reach to city links and local amenities, this delightful family home offers the best of both convenience and tranquillity.

As you approach, the beautifully LANDSCAPED GARDEN sets a warm, welcoming tone. Step through the bright and airy entrance hall, where quality hardwood floors and tasteful décor create an immediate sense of home. For added practicality, a handy downstairs W/C is tucked just off the hallway.

At the heart of the home lies a spacious and characterful front LIVING ROOM. Plush carpets, a charming bow window overlooking the front garden, and generous proportions provide a perfect setting for relaxing or entertaining. Adjacent, you'll find an elegant DINING ROOM complete with a stunning marble fireplace. With its wealth of period charm and adaptable space, it would also make an ideal playroom or additional family room. The CONTEMPORARY KITCHEN offers great storage options, an integrated oven, plenty of room for white goods, and convenient rear PORCH - ideal for additional storage and access to the drive and garage.

Upstairs, FOUR large BEDROOMS await. The main bedroom, positioned at the front, boasts a lovely bow window bathing the room in natural light, while a further two bright and versatile doubles overlook the peaceful rear of the home. An impressive LOFT EXTENSION creates a fourth spacious double, complete with eaves storage, central heating, power, and masses of flexibility—perfect as a guest room or home office. The family BATHROOM invites relaxation with a gorgeous SPA-LIKE suite including a walk-in rain shower, fitted storage, and a separate W.C.

This extended family home features OFF-STREET parking, a GARAGE, and a truly stunning finish throughout. Whether you're seeking space to grow or rooms to adapt around your lifestyle, this property is certain to impress. Early viewing is highly recommended!

LOCATION - Armley, Leeds, offers vibrant city living with a strong community spirit, located just over a mile from Leeds city centre and well served by excellent bus links and nearby rail stations. The area features a diverse mix of housing, from traditional Victorian terraces and spacious semis to modern apartments, appealing to a wide range of residents. Armley is home to a bustling high street with supermarkets, independent shops, cafés, pubs, and takeaways, along with leisure facilities including Armley Leisure Centre and Gotts Park Golf Club. Green spaces such as Gotts Park, Armley Park, and the nearby Leeds–Liverpool Canal towpath provide room for walking, cycling, and outdoor activities. With its affordable homes, excellent transport connections, and lively, down-to-earth atmosphere, Armley is a great choice for first-time buyers, young professionals, and families alike.

Tel: 0113 257 6198

### KITCHEN

13'6" x 8'11" (4.13m x 2.72m)

### LIVING ROOM

12'11" x 12'11" (3.94m x 3.94m)

### DINING ROOM

13'10" x 11'0" (4.22m x 3.36m)

### GROUND FLOOR WC

9'4" x 2'55" (2.87m x 0.78m)

### REAR PORCH

5'10" x 3'4" (1.79m x 1.02m)

### BEDROOM ONE

12'11" x 9'8" (3.94m x 2.95m)

### BEDROOM TWO

11'0" x 13'11" (3.37 x 4.25m)

### BEDROOM THREE

8'11" x 8'10" (2.73m x 2.71m)

### BATHROOM

7'3" x 6'11" (2.21m x 2.13m)

### FIRST FLOOR WC

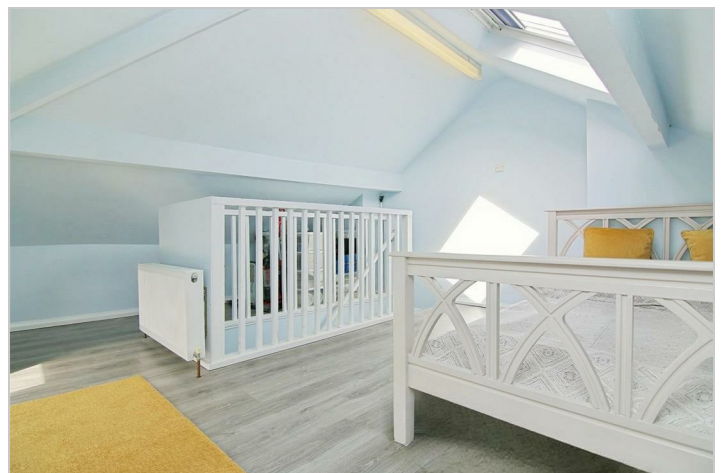
4'1" x 2'7" (1.26m x 0.80m)

### BEDROOM FOUR

17'2" x 16'8" (5.25m x 5.09m)

### GARAGE

18'2" x 10'3" (5.54m x 3.13m)



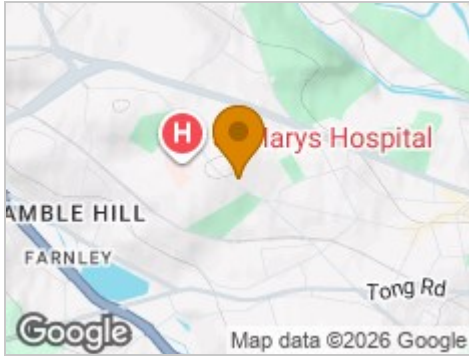
Road Map



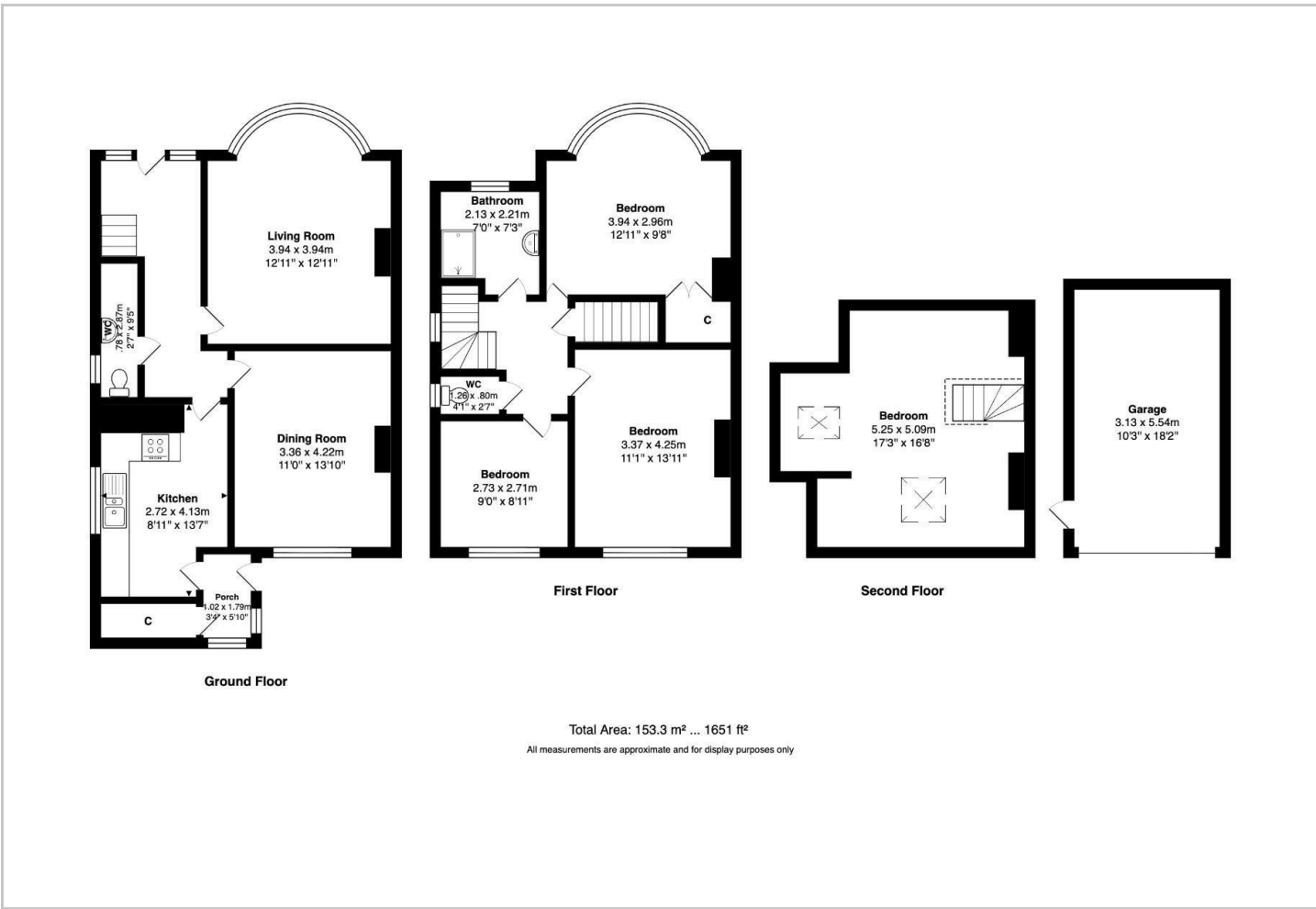
Hybrid Map



Terrain Map



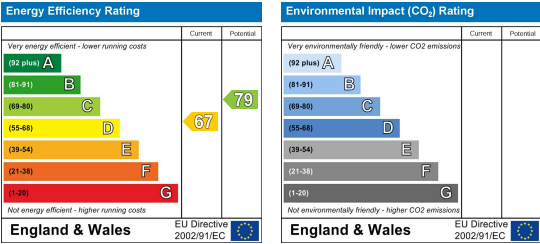
Floor Plan



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.