

HUNTERS®

HERE TO GET *you* THERE



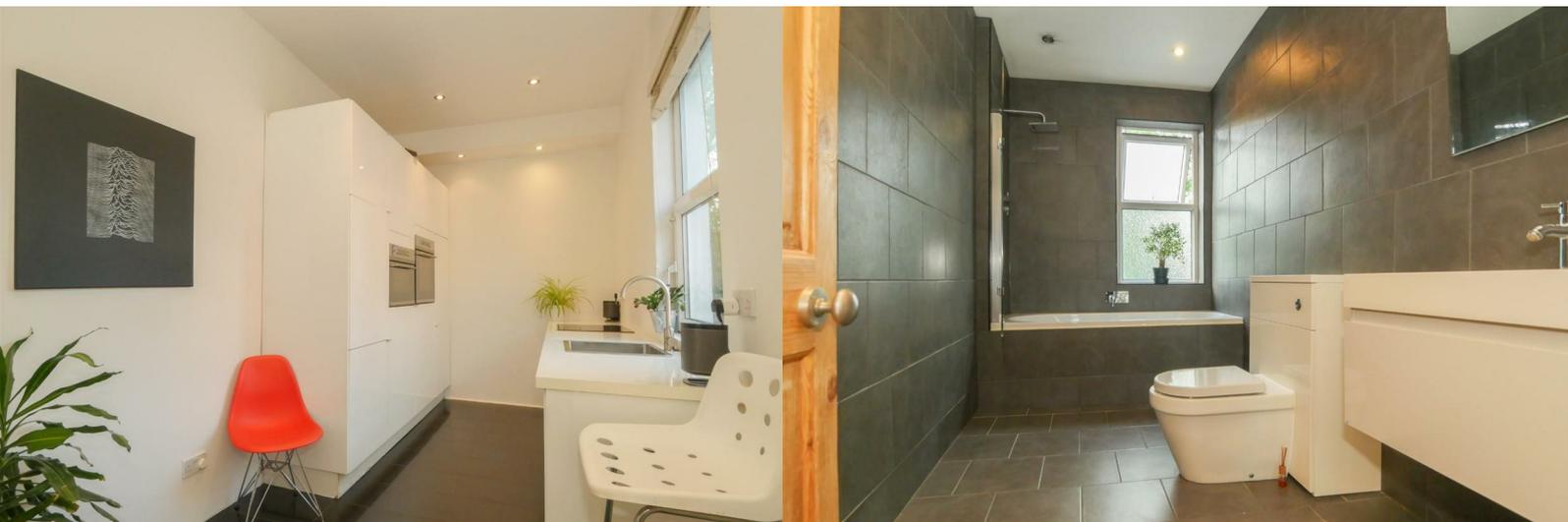
Whingate Grove

Armley, Leeds, LS12 3RD

£200,000



Council Tax: A



32 Whingate Grove

Armley, Leeds, LS12 3RD

£200,000



- Late Victorian semi
- Four spacious bedrooms
- Welcoming Entrance hall
- Large windows with natural light
- Tastefully maintained bathroom
- High gloss fitted kitchen
- Cellar storage space
- Some character features
- Close to shops/commuting links
- No chain is involved

This spacious late Victorian semi-detached house, featuring a welcoming reception room, modern kitchen & bathrooms and useful storage cellar, offers an excellent investment opportunity for modern living.

We are delighted to present this remarkable 4-bedroom semi-detached house available for sale. The property boasts a well-proportioned layout with expansive living spaces, ideal for modern living.

Upon entering the house, you'll find a welcoming ENTRANCE HALL with access to a spacious reception room, perfect for entertaining guests or enjoying a quiet evening at home. This room's versatility can accommodate various layouts and furniture configurations, making it an ideal space for any lifestyle. The KITCHEN is modern in design with high gloss units & drawers, integrated induction hob & oven, fridge freezer and dishwasher. The kitchen is enhanced with tiled flooring and ceiling spot lighting. A door leads to the Cellar room which provides essential storage space and has been previously used as a bar/party room.

The house has FOUR spacious bedrooms over two floors, offering ample room for relaxation and personalization. Every bedroom has wood floor and is generously sized, and the large windows allow for optimal natural light, creating a bright and airy atmosphere throughout. The main bedroom is on the second floor and is full of character with an exposed brick wall and the original fireplace & wood floor.

The property also includes a BATHROOM, tastefully maintained and equipped with essential fixtures. Its design and functionality cater to every family's needs, providing a perfect blend of comfort and convenience and the benefit of underfloor heating. The location is close to all the local amenities in the immediate area and for commuting links to the city and motorway network.

This semi-detached house promises a blend of comfortable living spaces and potential for personalisation, making it an excellent investment opportunity. For a chance to experience the unique charm and potential this property has to offer, do get in touch with us at your earliest convenience.

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM

15'2" x 13'7" (4.64 x 4.15)

KITCHEN

16'2" x 7'4" (4.95 x 2.26)

CELLAR

BEDROOM ONE

18'1" x 13'5" (5.52 x 4.11)

BEDROOM TWO

13'8" x 13'0" (4.19 x 3.98)

BEDROOM THREE

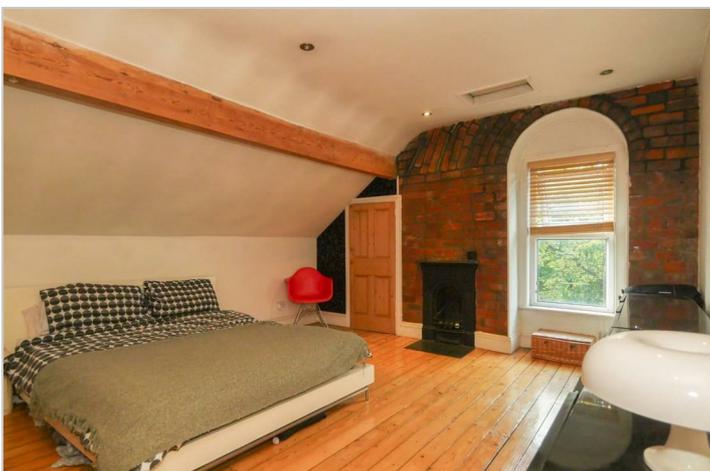
9'0" x 6'9" (2.75 x 2.08)

BEDROOM FOUR

12'7" x 6'0" (3.84 x 1.84)

BATHROOM

12'11" x 6'5" (3.95 x 1.96)



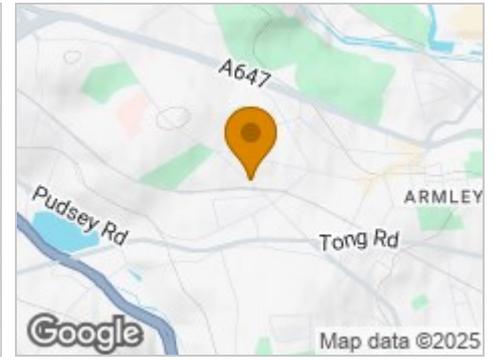
Road Map



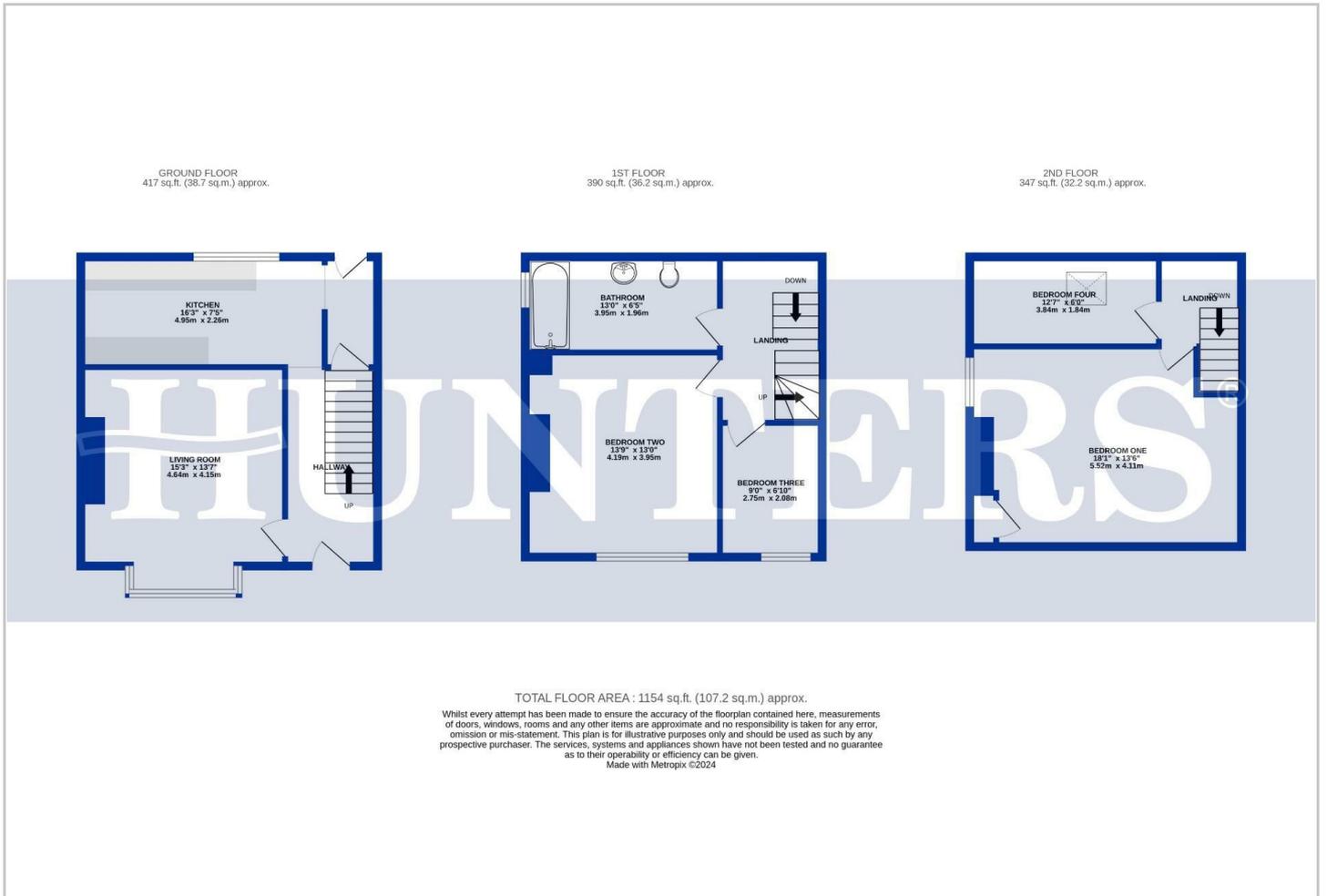
Hybrid Map



Terrain Map



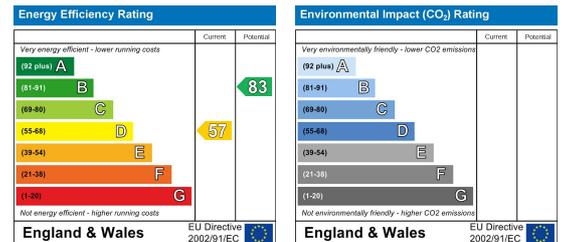
Floor Plan



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.