

HUNTERS®

HERE TO GET *you* THERE



Houghley Avenue

Armley, Leeds, LS12 2SX

£235,000



Council Tax: A



3 Houghley Avenue

Armley, Leeds, LS12 2SX

£235,000



- Three bedroom semi-detached home
- Fantastic finish throughout
- Excellent room sizes
- South-facing garden plot
- Contemporary kitchen diner
- Separate living room from open-plan kitchen
- Modern bathroom suite
- Ideal location near local amenities and schools
- Block paved drive for off-street parking
- Council tax band A

Welcome to this BEAUTIFUL semi-detached house that's just waiting to be your new home. Presenting a fantastic finish throughout and lovingly maintained, this property is a ONE-OF-A-KIND gem on the market. With a block paved drive leading to the front door, it's impossible not to be impressed from the get-go.

Inside, you'll find a cosy separate LIVING ROOM that's tastefully decorated with herringbone flooring, making it an inviting place to unwind after a long day. The open-plan contemporary KITCHEN is truly the heart of this home, complete with an integrated fridge freezer, dishwasher and washing machine, with a beautifully tiled splashback. This space also includes a dining area, perfect for enjoying family meals, with French doors leading to the SOUTH-FACING garden for a fantastic spot to entertain guests!

The property boasts THREE great-sized bedrooms. The main bedroom is a spacious double with garden view, deep wardrobe space, and a tasteful half height wooden panelling. The second bedroom is also a double and is beautifully presented with a garden outlook. The third bedroom is a lovely single room but serves as a versatile space – making a fantastic HOME OFFICE or a potential nursery.

The modern BATHROOM suite is just as appealing, including a heated towel rail, , under sink storage, and a bath with an overhead shower.

Outside is equally as impressive. A SOUTH-FACING garden awaits you, providing plenty of space to relax and entertain in the sun. The block paved drive out front offers plenty of OFF-STREET PARKING whilst remaining low maintenance and has the practical addition of an EV charger for electric vehicles too!

Ideally located, the property is nearby excellent schools, nearby parks and public transport links, whilst within walking distance to local shops. Its fantastic location is made even better with its proximity to the Ring Road for LEEDS commuters, with connecting motorways links for the M1 and M62.

With an EPC rating of C and a council tax band of A, this property is PERFECT for first-time buyers, couples or families looking for a home with plenty of space and great finish throughout. So, why wait? Contact us today to arrange a viewing!

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM

9'10" x 11'8" (3.00 x 3.58m)

DINING KITCHEN

21'7" x 11'6" (6.59 x 3.51m)

LANDING

BEDROOM ONE

12'5" x 11'8" (3.79 x 3.57m)

BEDROOM TWO

8'10" x 11'8" (2.70 x 3.57m)

BEDROOM THREE

9'10" x 8'7" (3.00 x 2.63m)

BATHROOM

5'10" x 5'9" (1.78 x 1.76m)

GARDEN & DRIVE



Road Map



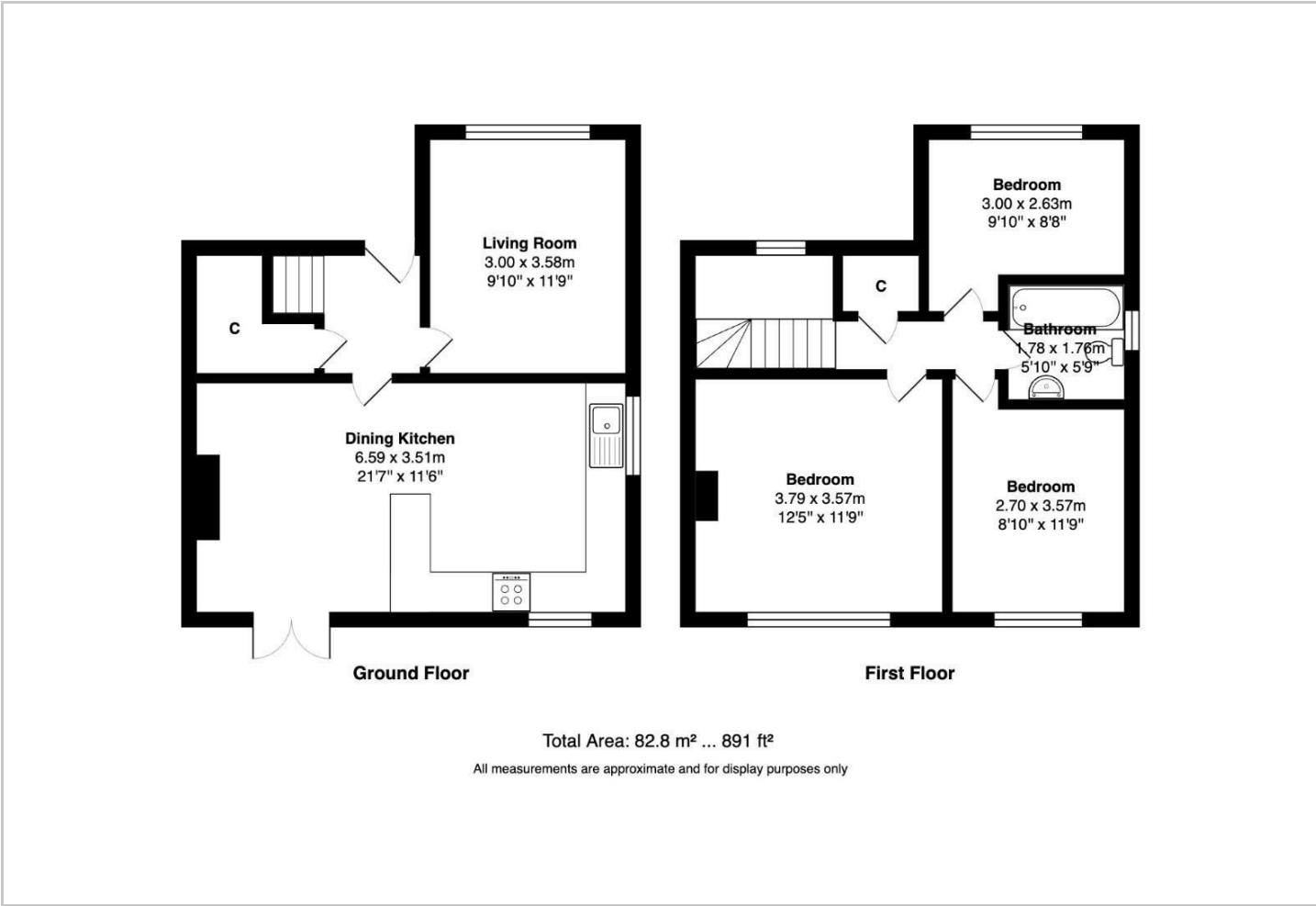
Hybrid Map



Terrain Map



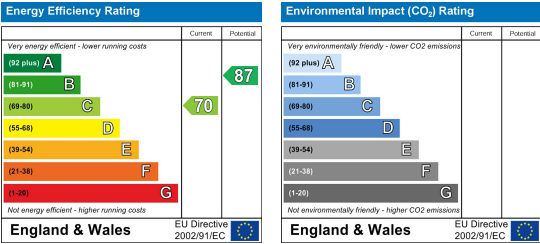
Floor Plan



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.