



ARMLEY GRANGE
MOUNT, LEEDS, LS12
3QB
£325,000

3 Bedroom House

LINLEY &
SIMPSON

STUNNING THREE DOUBLE BEDROOM DETACHED HOUSE. Calling families and CHARACTER LOVERS. This deceptively large three double bedroom home set within a generous plot is available for sale with no onward chain.

Armley is a residential district in Leeds that was historically built for millworkers due to Leeds' historic involvement in textiles. Located in South Leeds, Armley is less than a mile from Leeds city centre that makes commuting to the city centre which has the largest train station in the North of England very convenient. Armley also has fantastic road links and easy access to the motorways and bus links too for commuting. There are communal green spaces to be found throughout and there is easy access to shopping centres and smaller local shops along the high street too. There are good primary and secondary schools close by and there are remnants of Armley's historic past in the form of many stone mills from the industrial revolution and monuments like St Bartholomew's Church too.

Ground Floor

Entrance Hall - At the front of the house there is a generous internal hallway with stunning hardwood parquet flooring. The cloakroom cupboard is a great storage space on the ground floor for shoes and coats after enjoying the abundant local countryside.

Living Room - There is an impressive living room at one side of the house, which has impressive natural light from the large, front facing window as well as two smaller side windows. The living room is much larger than many detached properties and as such is a great space for entertaining.

Sun Room - To the rear of the living room there is a large sun room bordering the garden. As the name suggests this is a bright, warm room to be enjoyed during the summer months.

Dining Room - There is a formal dining room to the rear of the house accessed via the lovely internal hallway. This is a lovely space for formal entertaining or working and could be used a number of different ways.

Kitchen - At the front of the house there is the house kitchen, this is a good sized room but could be opened up to the dining room or integral garage at its side (please consult a builder or architect).

Integral Garage (Utility Room and W.C) - Accessed integrally off the kitchen there is a very large garage with a downstairs toilet within and plumbing for utility. The garage has a 'loft space' which is additional storage and is a very large area all-together.

First Floor

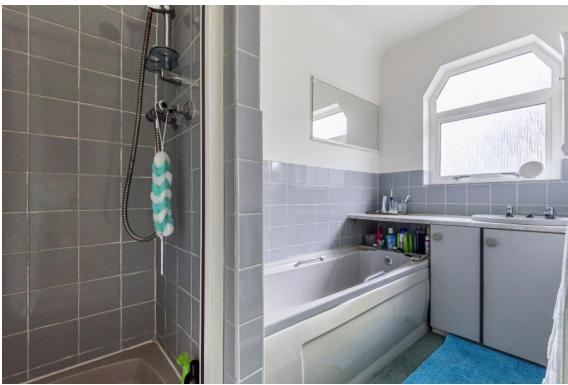
Master Bedroom - The master bedroom is a large double room on the first floor looking over the private rear garden. The bedroom is very large and there are built in wardrobes within.

Bedroom Two - The second bedroom is another good sized double bedroom with a lovely view of the front and side aspects. The second bedroom has a lot of floor space to be utilised however the new buyer sees fit - currently it is furnished as a home office.

Bedroom Three - The third bedroom is yet another double and is a mirror image of the second bedroom with equal size and layout.

House Bathroom - The house bathroom is a traditional split bathroom and W.C with another large storage airing room also. The space is overall very generous so could be knocked into one large room that could house a four-piece suite comfortably if needed.

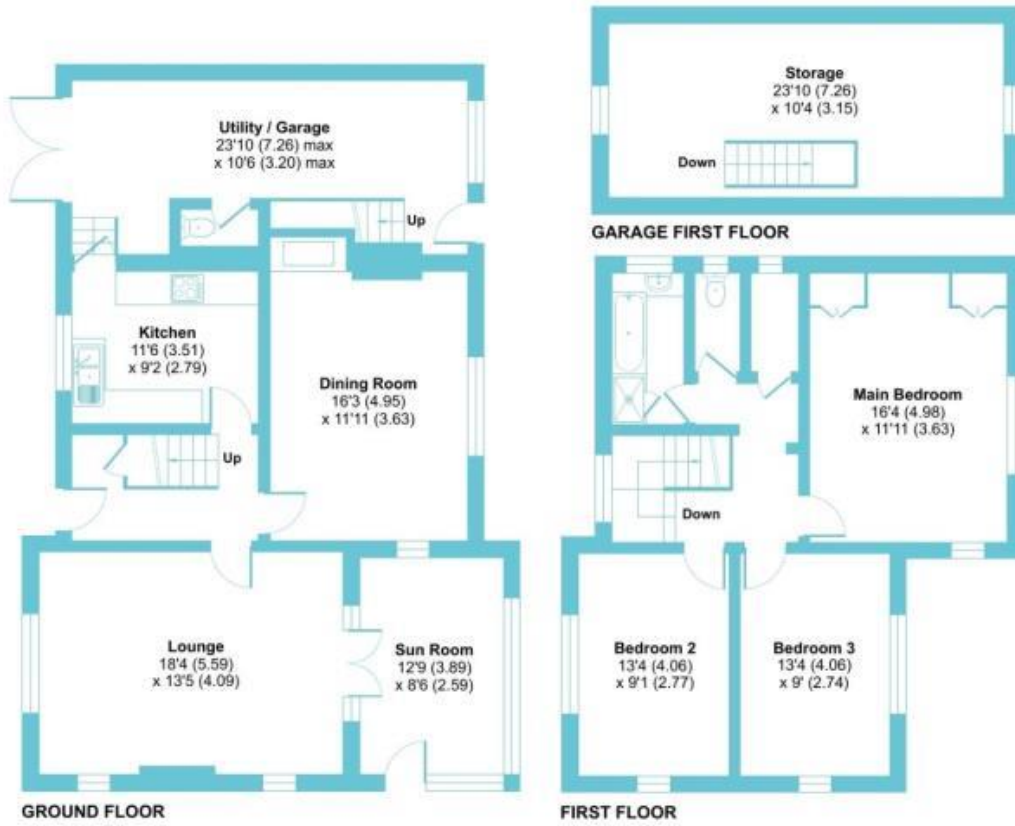
External - This lovely detached house is a fantastic family home and is located on a quiet residential street set within a very large plot. There is an 'in and out' driveway which also accesses the garage. The plot is very generous and needs to be seen to be appreciated but the rear garden is terraced into nice, usable sections which any family will thoroughly enjoy.



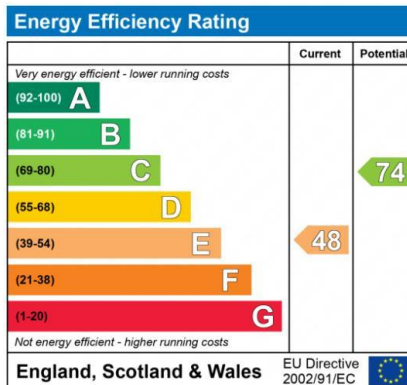
Armley Grange Mount, Leeds, LS12

Approximate Area = 1928 sq ft / 179.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhwcom 2022. Produced for Linley & Simpson. REF: 840341



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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