



ATHLONE GROVE,
ARMLEY, LEEDS,
LS12 1UD
£180,000

4 Bedroom House

LINLEY &
SIMPSON

CHARACTER TERRACE with a **MODERN INTERIOR**. This beautiful character terraced house is available for sale! With **FOUR DOUBLE BEDROOMS**, two reception rooms and a rear external yard too; this house is a fantastic family home in Armley.

Armley is a residential district in Leeds which 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 which 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 - Entrance to the property is granted via the front external door which leads into the lovely entrance hall leading to the two ground floor reception rooms.

LIVING ROOM - At the front of the ground floor, this large room is modern and tastefully decorated. There is a very nice balance between contemporary and character with features such as the original coving and stone mullion windows, as well as the marble hearth with gas fire within.

DINING ROOM - To the rear of the living room accessed from the hallway is the separate dining room. This is a well-proportioned room also and is not too formal being laid out as a living room primarily with dining to one side of the full width room. It is a practical, usable room year round and will be ideal for family life!

KITCHEN - To the rear of the dining room is the kitchen, this room has been modernised by the current owners and now houses contemporary walls and base units. There is a gas hob and electric oven, a tiled backsplash and deceptively large counter space. There is a rear external door from the kitchen which leads to the rear yard.

FIRST FLOOR

MASTER BEDROOM - On the first floor is the master bedroom, this is a fantastic sized room and houses built in storage in the form of a walk in cupboard at the rear of the room. There are currently two double beds within the room showing off the space available in this large room. The full room is lit by a large window facing over the front aspect.

BEDROOM FOUR - The fourth bedroom is located to the rear of the first floor. Like the rest of the house it benefits lovely high ceilings and even though it is the smallest bedroom, it is a comfortable double currently housing two single beds plus furnishings.

HOUSE BATHROOM - The first floor is also home to the family bathroom. This is a very nice, modern three-piece suite with a very large bath with over-head shower, toilet and hand basin. It is ideal for families.

SECOND FLOOR

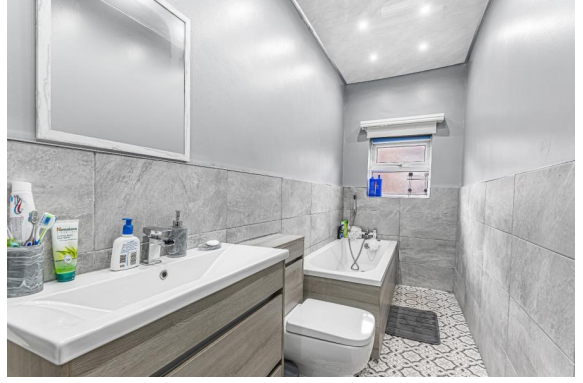
BEDROOM TWO - On the second floor there is a very nicely done out double bedroom at the rear of the house. Illuminated by a velux style window this is a large double bedroom which has been recently renovated nicely.

BEDROOM THREE - The third bedroom is yet another double on the second floor of this large house. There is a double bed in the room as well as furniture. There is a dormer window at the front of the house.

LOWER GROUND FLOOR - On the lower ground floor there are three cellar rooms, the rear room is the largest and is a nicely sized storage room with power and light. To the front of the house there is a utility room with the original house 'Yorkshire Range' within as well as plumbing for washing machine and tumble dryer connections. There is also a third, smaller room which was originally a coal store.

EXTERNALLY

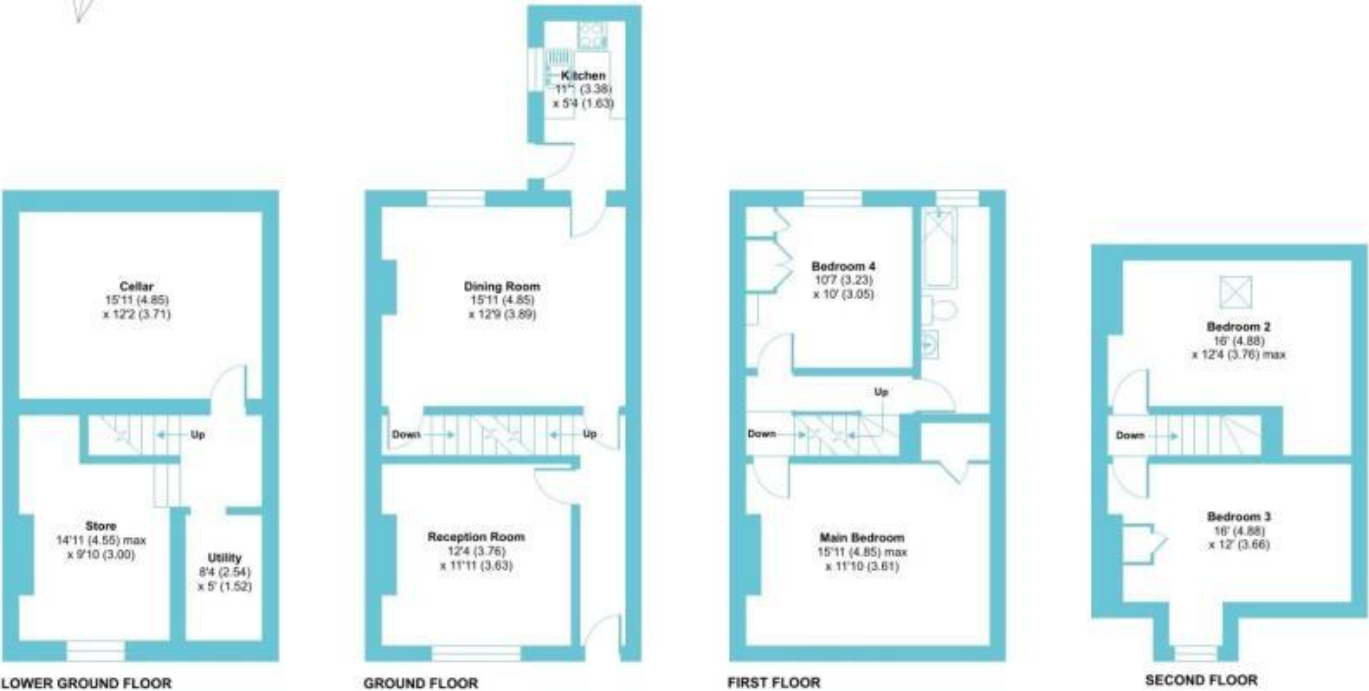
Externally there is a modest front garden leading to the front door and providing a barrier between the property and the road. There is also a nice, low maintenance rear yard.



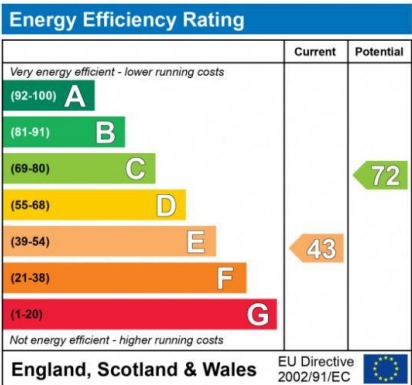
Athlone Grove, Leeds, LS12

Approximate Area = 1777 sq ft / 165.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2022. Produced for Linley & Simpson. REF: 846530



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.

AGENTS NOTES:

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