



HomeBuyers

PROPERTY SERVICES

ARMLEY GRANGE MOUNT, ARMLEY LS12 3QB

£199,999



BRIEFLY COMPRISING

Entrance Porch. Reception Hall. Living Room. Dining Room. Kitchen. Rear Porch. Staircase and Landing. Two Double Bedrooms. Single Bedroom. Bathroom. Separate WC. Detached Garage.



LOCATION

Good access to Armley, Bramley, Farsley and Pudsey Town Centre amenities, local shops, supermarkets, schools, parks, nature reserve, cafes, pubs, the Aire valley, swimming pool, golf course, tennis courts, Kirkstall Valley Retail Centre, and commuting to Leeds and Bradford by car and bus via the nearby Stanningley Bypass and Leeds Ring Road and by train from Bramley railway station.

DIRECTIONS

From our Pudsey office, turn right on Lidget Hill, which becomes Richardshaw Lane, straight through the first traffic lights and then turn right on to Stanningley Bypass (A647). Follow the dual carriageway and then proceed through the first two traffic lights, then turn right on to Armley Grange Drive, first left on to Armley Grange Avenue, then first right on to Armley Grange Mount where the property is located on the right and may be identified by the HomeBuyers For Sale board.

TENURE

Freehold

COUNCIL TAX BAND

C

DISCLAIMER

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeBuyers.



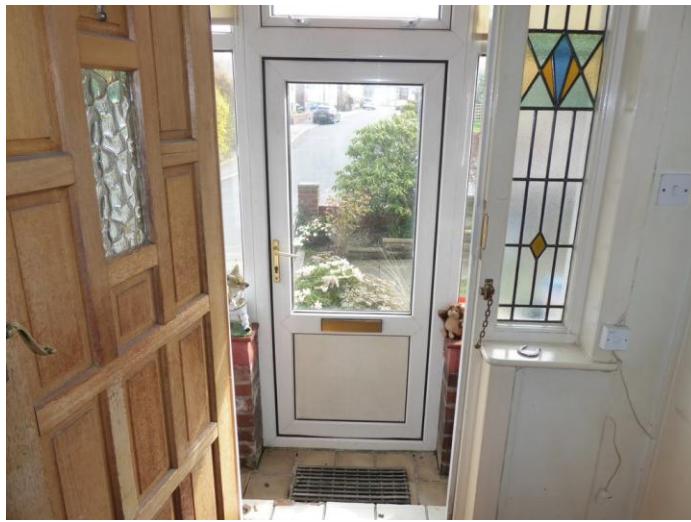
GENERAL DESCRIPTION SUBSTANTIAL MATURE Brick Built BAY FRONTED SEMI DETACHED HOUSE ** THREE BEDROOMS (TWO LARGE DOUBLES) with FITTED WARDROBES ** TWO SPACIOUS RECEPTION ROOMS with BAY WINDOWS FRONT & REAR ** LONG DISTANCE VIEWS of the AIRE VALLEY & LEEDS CENTRE ** WELL MAINTAINED with LIGHT DECOR ** REQUIRES SOME MODERNISATION, hence the ATTRACTIVE ASKING PRICE ** LARGE LIVING ROOM & ADJACENT SEPARATE DINING ROOM, both with FEATURE FIREPLACES ** FITTED GREEN MELAMINE KITCHEN with ALUMINIUM TRIM, MARBLED EFFECT WORKTOPS & UPSTANDS, STAINLESS STEEL SINK, TILED WALLS ** SAGE GREEN BATHROOM, ELECTRIC SHOWER over Bath, LINEN CUPBOARD, CERAMIC TILED & uPVC PANELLED WALLS ** SEPARATE WC ** HUGE PART BOARDED LOFT with LADDER, LIGHT, POTENTIAL for DEVELOPMENT (SUBJECT to APPROVAL) ** White uPVC GEORGIAN LEADED DOUBLE GLAZING ** Gas CENTRAL HEATING with COMBINATION BOILER ** SECURITY ALARM ** WEATHERGUARD ROOF TREATMENT (2017, 10 YEAR GUARANTEE) ** ENCLOSED REAR PLUM SLATE CHIPPED & FLAGGED PATIO GARDEN with STONE EDGED FLORAL, SHRUBBERY & ROCKERY BORDERS, SCREENING CONIFER HEDGE, MATURE CLIMBING HYDRANGEA, LOCKABLE DECORATIVE METAL PEDESTRIAN GATE & SECURITY DOOR, EXTERIOR TAP, GREENHOUSE, WESTERLY ASPECT for AFTERNOON & EVENING SUN ** FRONT FLAGGED PATIO GARDEN with WELL STOCKED FLORAL & SHRUBBERY BORDERS, MATURE FLOWERING CHERRY TREE, BRICK BOUNDARY WALL ** LONG TANDEM DRIVE with DOUBLE GATES (PART RESTRICTED WIDTH) ** DETACHED GARAGE ** ACCESS to SUB FLOOR VOID for STORAGE & UTILITIES ** POPULAR RESIDENTIAL AREA ** CONVENIENT for LOCAL AMENITIES & COMMUTING to LEEDS & BRADFORD ** OF PARTICULAR INTEREST to FAMILIES & PROFESSIONAL COUPLES SEEKING LARGER THAN AVERAGE MATURE CHARACTER ACCOMMODATION with ATTRACTIVE GARDENS in a SOUGHT AFTER & CONVENIENT LOCATION with POTENTIAL to ADD VALUE by IMPROVEMENTS & DEVELOPMENT ** NO CHAIN SALE.



ACCOMMODATION COMPRISSES

ENTRANCE PORCH

8' 5" x 1' 6" (2.57m x 0.46m) max



RECEPTION HALL

12' 1" x 6' 7" (3.68m x 2.01m) max



LIVING ROOM

14' 3" x 12' 0" (4.34m x 3.66m) max



DINING ROOM

15' 10" x 11' 5" (4.83m x 3.48m) max



KITCHEN

11' 11" x 6' 10" (3.63m x 2.08m)





REAR PORCH

3' 7" x 3' 6" (1.09m x 1.07m)



STAIRCASE AND LANDING

8' 10" x 4' 4" (2.69m x 1.32m) max



DOUBLE BEDROOM 1

14' 6" x 11' 11" (4.42m x 3.63m) max





DOUBLE BEDROOM 2
11' 11" x 10' 11" (3.63m x 3.33m) max



BEDROOM 3

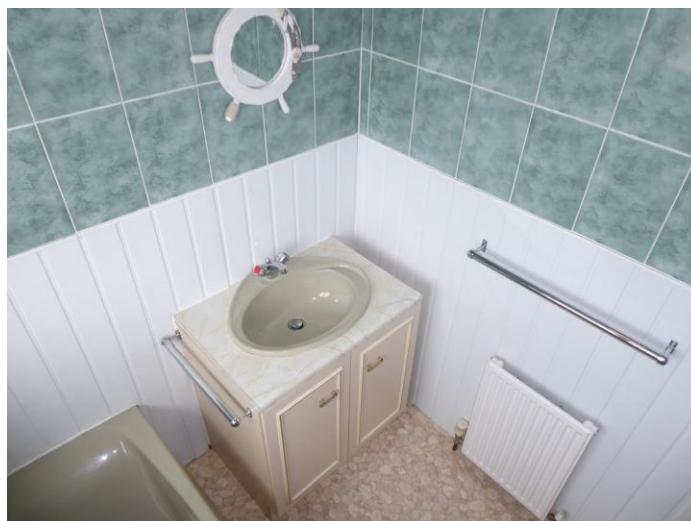
9' 2" x 6' 7" (2.79m x 2.01m) max



BATHROOM

7' 6" x 5' 8" (2.29m x 1.73m)

N.B. there is potential to combine the bathroom, the separate WC and a portion of the landing into a composite bathroom measuring approx.. 9'2" x 7'6".





SEP ARATE WC

4' 6" x 2' 7" (1.37m x 0.79m)



PART BOARDED LOFT

16' 6" x 14' 10" (5.03m x 4.52m)
measurements are to eaves; apex height c. 8'3".



EXTERIOR REAR



TANDEM DRIVE AND DETACHED GARAGE

16' 1" x 8' 3" (4.9m x 2.51m) max



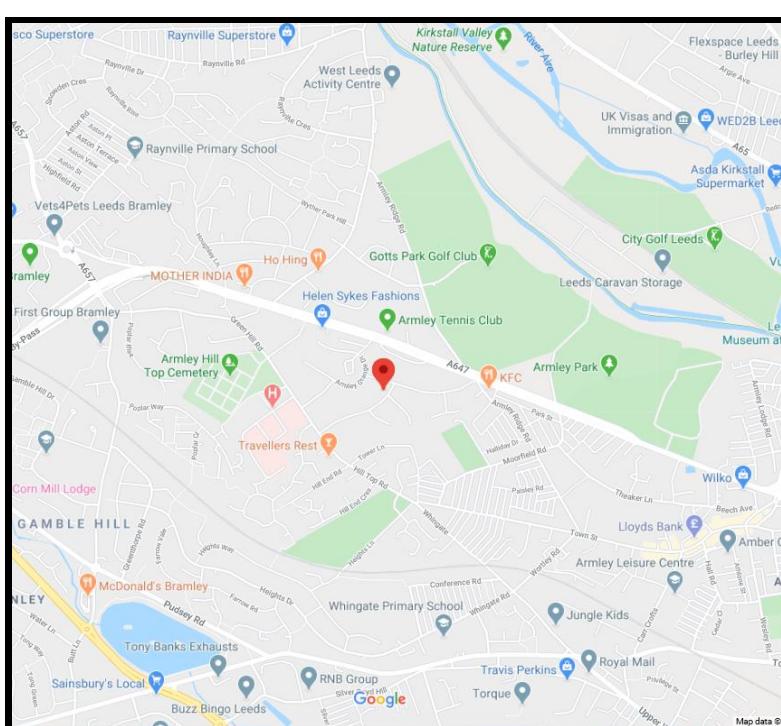
EXTERIOR FRONT







Total area: approx. 113.8 sq. metres (1225.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	83	
(81-91)	B		
(69-80)	C	56	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address:		4 Armley Grange Mount Armley LS12 3QB	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	80	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

OPENING HOURS

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

9.00am – 5.30pm
9.00am – 4.00pm
Closed