



Springfield Mount  
Leeds, LS12

**ZENKO**  
Properties

# FOR SALE

£219,950

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A SPACIOUS AND IMPROVED VICTORIAN TERRACE WITH A FULLY-TANKED  
CELLAR AND LOVELY HOME OFFICE SPACE

WELL LOCATED WITH MANY PERIOD FEATURES AND ENJOYING VIEWS OVER THE  
PARK





Charming sitting room with period features



Dining kitchen



Original features & natural light



Modern and flexible office space with natural light











Attic bedroom with original fireplace

## Spacious four-bedroom terrace home

4

Bedrooms

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1

Bathroom

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1670

SQ FT

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# ABOUT

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Zenko Properties are delighted to present this generously proportioned four-bedroom Victorian mid-terrace family home. Upgraded and presented to a high standard and oozing character the property blends modern living and period features. The property benefits from gas central heating and double glazed windows throughout with lovely views over Charlie Cake Park.

As you enter this property you will quickly appreciate the welcoming and homely feel throughout. The ground floor features a spacious front room brimming with charm and character, a spacious dining kitchen leading to the bright and modern office space complete with Velux windows. Stairs lead from the kitchen to the lower ground floor that has been fully tanked to create a utility area, WC and valuable storage area.

Ideally positioned off the top of Town Street the property enjoys pleasant views and offers great access to Leeds city centre, Kirkstall, Headingley and Bradford as well various amenities within Armley.

## HALLWAY

Welcoming hallway with composite front door.

## SITTING ROOM 12' 5" x 12' 2" (3.80m x 3.71m)

Charming sitting room with period features. Box bay window overlooking the park, beautiful open fireplace with original tiled surround and hearth, exposed floorboards, picture rail, ornate coving and rose to ceiling with complementary pendant light.



# ABOUT.. continued

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## DINING KITCHEN 15' 1" x 12' 8" (4.6m x 3.88m)

Spacious dining kitchen with a range of fitted units and built-in storage to the chimney breast recess. Electric oven with gas hob, stainless steel sink, under unit lighting. Double glazed window to rear, exposed floorboards ceiling coving and track spotlight. Access to office and cellar area.

## DINING KITCHEN 15' 1" x 12' 8" (4.6m x 3.88m)

Spacious dining kitchen with a range of fitted units and built-in storage to the chimney breast recess. Electric cooker with hob, stainless steel sink, under unit lighting. Double glazed window to rear, exposed floorboards ceiling coving and track spotlight. Access to office and cellar area.

## OFFICE 11' 0" x 6' 3" (3.36m x 1.91m)

A bright and modern space currently utilised as an office but could suit a variety of uses. Two double-glazed windows and glazed door to the rear with two further Velux windows allow the room to be filled with natural light.

## BEDROOM ONE 16' 1" x 12' 3" (4.91m x 3.74m)

Large master bedroom to the front with great views over the park. Exposed floorboards, picture rail and pendant light to ceiling.

## BEDROOM 2 11' 3" x 10' 6" (3.44m x 3.21m)

With double-glazed window to the rear, exposed floorboards and pendant light to ceiling.

## BEDROOM 3 16' 4" x 12' 2" (4.98m x 3.72m)

Great size attic bedroom with wash basin with vanity unit. Two large Velux windows, exposed floorboards, roof beam and pendant light.



# ABOUT.. continued

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## BEDROOM 4 16' 2" x 12' 3" (4.93m x 3.74m)

Further attic bedroom with dormer window offering great views over the park and beyond and further Velux window. Original cast iron ornamental fireplace, carpet to floor, beam and pendant light to ceiling.

## CELLAR 15' 6" x 9' 1" (4.74m x 2.78m)

Accessed from the kitchen is a fully tanked cellar. Well thought out the space provides a WC with wash basin, a utility area with plumbing for a washing machine with work surface over and the main area adding valuable storage space with independent access from the rear. Further wash basin, laminate flooring and recessed spot lights to ceiling.





Bathroom

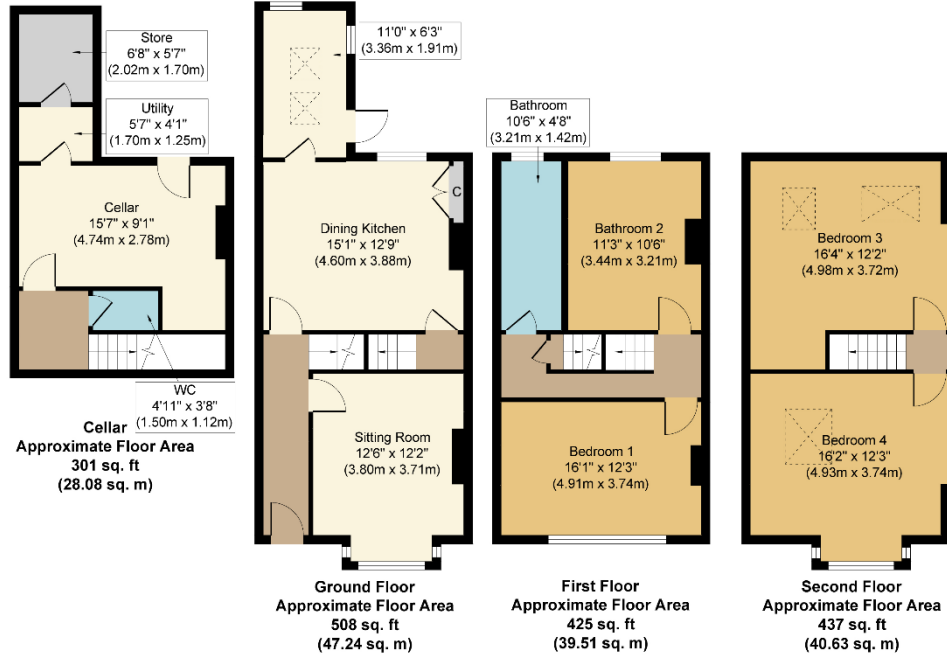








# Floorplan



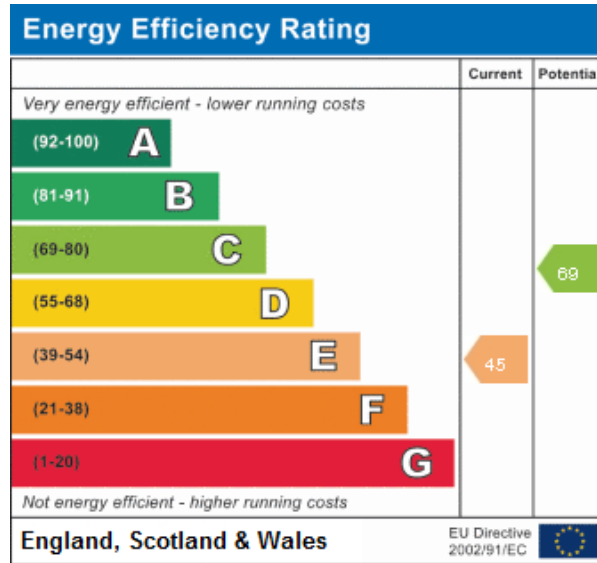
## 12 Springfield Mount

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# EPC



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