



3 Western Mount, Leeds, LS12 4SU

Offers In The Region Of £129,995

* NEW FOR SALE ** ONE BEDROOM ** LOFT ROOM ** DG & GAS CH ** CELLARS / UTILITY AREA ** VERY WELL PRESENTED ** READY TO MOVE INTO ** UNFURNISHED ** CHAIN FREE
** EPC Rating: E *

If you are LOOKING FOR INVESTMENT OR THAT FIRST TIME BUY, LOOK NO FURTHER this ONE BEDROOM TERRACE PROPERTY with a LOFT ROOM could be perfect for you; early internal viewing is highly recommended to avoid disappointment!

Situated in a popular residential area of Wortley and ideally situated for access to local amenities, the Motorway Networks and Leeds City Centre, this would make an ideal home for either a FIRST TIME BUYER or a LANDLORD (possible rental income circa £625.00 pcm)

You enter the property into a good sized and cosy LIVING ROOM with stairs rising to the first floor and space for a dining table and chairs / a desk.

The MODERN FITTED KITCHEN has an ample range of fitted cabinets, work surfaces, a double oven and an electric hob. The CELLARS are split into two rooms; one for storage and one used as a UTILITY ROOM. The first floor accommodation comprises of a good sized DOUBLE BEDROOM and a BATHROOM / WC with a white suite and a 'rainfall' shower above the bath. Ladder stairs rise from the landing into the LOFT ROOM which has a double glazed Velux window and ample storage. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 2311 033 / sales@kathwells.com.

GROUND FLOOR

Living Room:



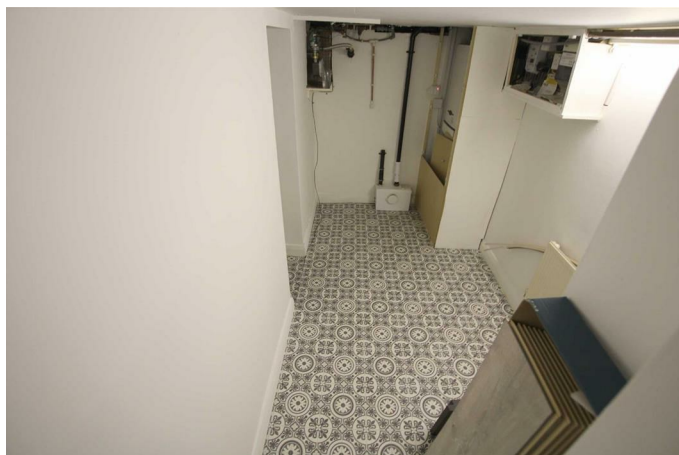
Double glazed window to the front elevation, access via a part glazed front entrance door, a feature fireplace, central heating radiator, television point, stairs to the first floor, arch through to the fitted kitchen, original ceiling mouldings

Fitted Kitchen:



Double glazed window to the front elevation, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer with a mixer tap, space for a fridge / freezer, electric double oven / grill, electric hob, extractor hood, central heating radiator, access to the cellars

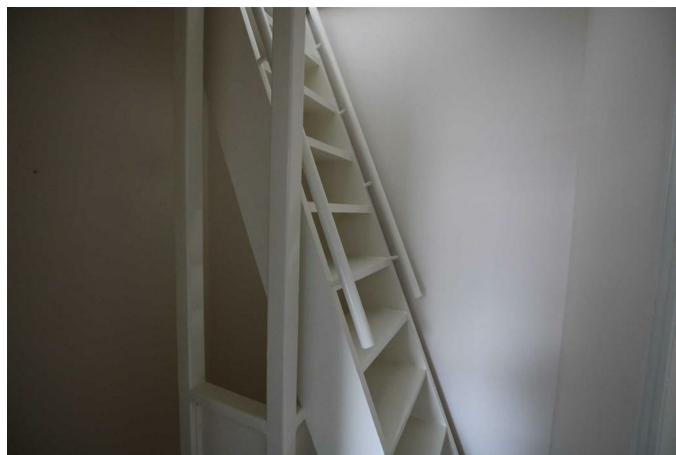
Basement :



A useful space divided into two rooms with a central heating radiator, plumbing for an automatic washing machine and space for a tumble dryer

TO THE FIRST FLOOR:

Landing:



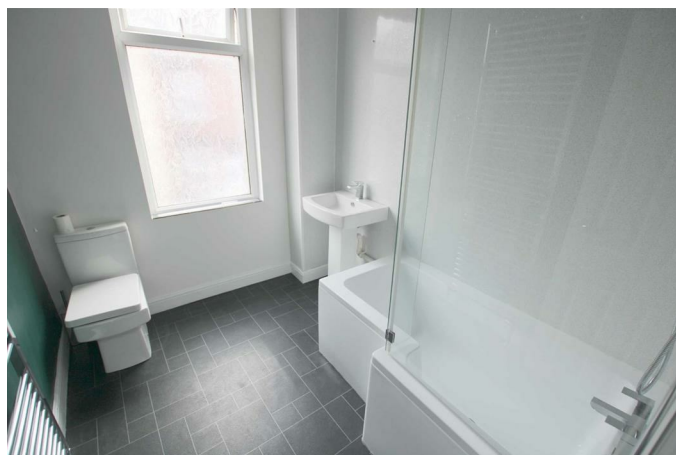
Access to the first floor accommodation, 'ladder stairs' rising to the loft room

Bedroom One:



A good sized double bedroom, double glazed window to the front elevation, central heating radiator, television point, ample space for bedroom furniture

Bathroom / WC:



Double glazed window to the front elevation, a modern white suite comprising of a panelled shower bath with a glazed side screen, a rainfall shower with a shower wand, low flush WC, wash basin, ladder style central heating radiator / towel warmer, extractor fan

Loft Room:



Double glazed Velux window, access to a loft space and the eaves

TO THE OUTSIDE:

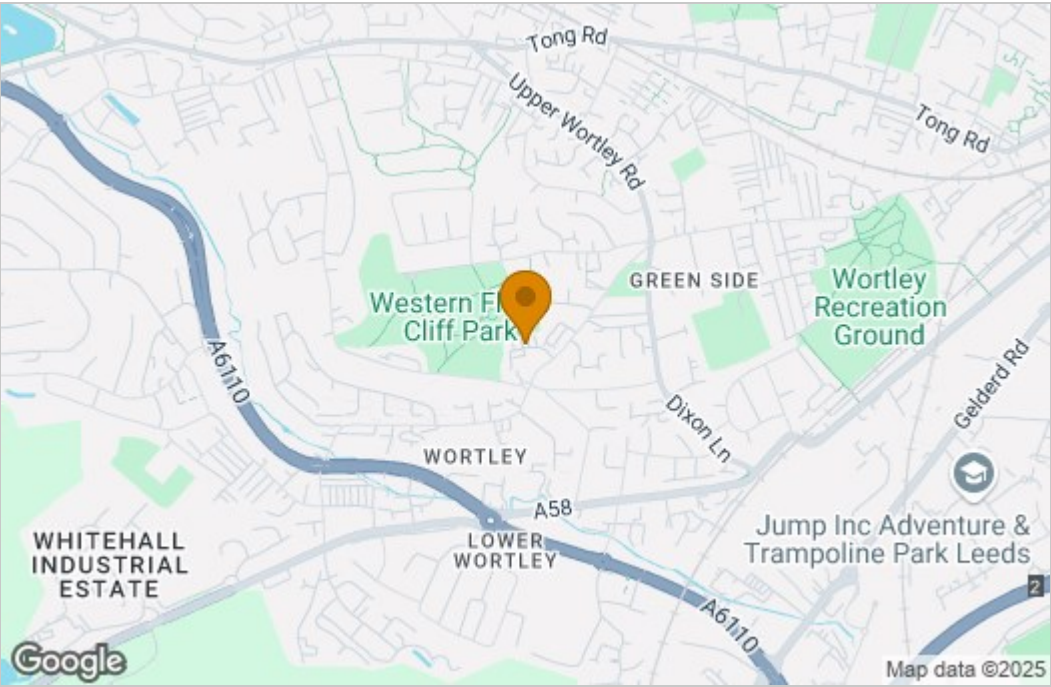


EPC LINK:

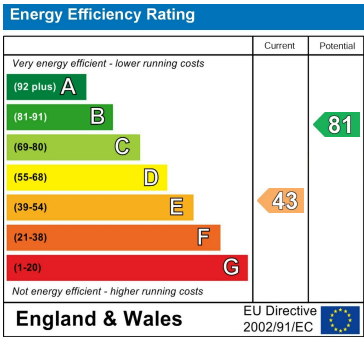
<https://find-energy-certificate.service.gov.uk/energy-certificate/0242-3006-7205-2149-0200>

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.