



25 Wyther Park Hill, Leeds, LS12 2RR

A well presented three bedroom property in LS12.

The ground floor features a large, dual-aspect living and dining room and a separate, fully fitted kitchen with plenty of under-counter and overhead storage.

Upstairs, a large master bedroom is accompanied by a second double bedroom and a house bathroom which contains a bath with shower over. The third single room can be used as a study or guest room.

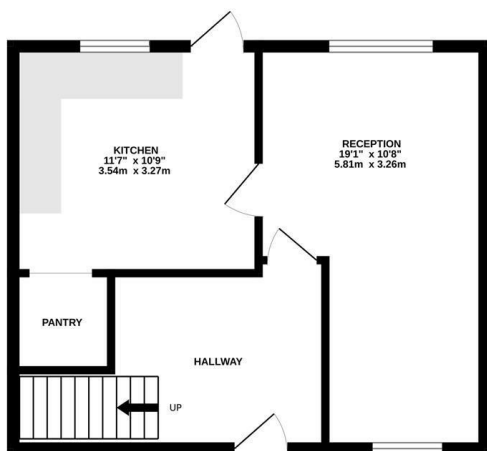
The property includes a very large rear garden as well as an entrance front garden. On-street parking is available to the front. Armley Park is less than 100 yards away and buses depart from nearby Stanningley Road.

- South Facing Garden
- Close to the Park
- On Street Parking
- Large Living Room
- Loft Storage
- Beautiful Views

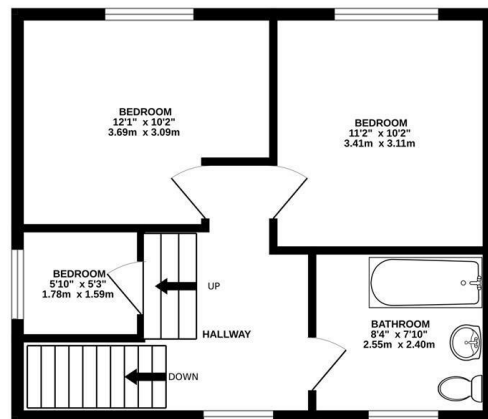
£165,000

www.fletcherprops.com

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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