



Vinery Mount, Leeds LS9 9LY

welcome to

Vinery Mount, Leeds

Amid-terrace home, offering fantastic potential throughout. Whether you're a first-time buyer looking to create your dream home or an investor seeking a rewarding project, this property presents a brilliant opportunity! Having a Lounge, kitchen, two double bedrooms, a bathroom & yard. No chain



Cellar

Cellar spans the full footprint of the house, providing valuable additional space ideal for storage, utility use, or future development, subject to planning and renovation.

Ground Floor

Lounge

11' 8" MAX x 16' 7" MAX (3.56m MAX x 5.05m MAX)

Window to the front.

Kitchen

5' 5" MAX x 10' 8" MAX (1.65m MAX x 3.25m MAX)

Kitchen with fully fitted wall and base units, integrated appliances, window to the front.

First Floor

Bedroom One

10' 8" MAX x 13' 7" MAX (3.25m MAX x 4.14m MAX)

Window to the front, central heating radiator.

Bathroom

Bathroom incorporating a bath tub with shower facilities, washing hand basin, W/C, window to the front.

Second Floor

Bedroom Two

16' 7" MAX x 9' 1" MAX (5.05m MAX x 2.77m MAX)

Carpeted throughout, window to the front, central heating radiator.



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welcome to

Vinery Mount, Leeds

- GUIDE PRICE £125,000 - £135,000
- MID-TERRACE HOUSE
- TWO BEDROOMS
- RENOVATION POTENTIAL THROUGHOUT
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110995 - 0003

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