

**Knowle Mount, Leeds LS4 2PP** 



# welcome to

## Knowle Mount,Leeds

This well-maintained four-bedroom through terrace offers a spacious and comfortable living environment. With generous room sizes and a practical layout, it provides ample space for families or professionals. This property holds a C4 Licence













#### Lounge

16' 4" into alcove x 12' 8" into alcove ( 4.98m into alcove x 3.86m into alcove )

The Lounge features high ceilings and classic architrave's. The laminate flooring provides a sleek, modern touch, while a large front-facing window fills the space with natural light, creating a bright and inviting atmosphere.

## Kitchen

12' 8" MAX x 12' 1" MAX ( 3.86m MAX x 3.68m MAX ) This practical kitchen features lino flooring, laminate shaker-style units, and matching worktops for a sleek finish. A built-under oven, four-ring gas hob offer convenience and there is space for a fridge freezer. The dining area offers space for a table and chairs making it ideal for meals. A rear window and garden door bring in natural light and easy outdoor access.

#### Bedroom 1

12' 10" max x 12' 8" max ( 3.91m max x 3.86m max ) This spacious double bedroom boasts high ceilings, enhancing its airy feel. A fire surround feature adds character, while a front-facing window fills the room with natural light. Carpeted flooring brings warmth and comfort, complemented by a built-in storage cupboard for convenience. With ample space for free-standing furniture, this room offers both style and practicality

#### Bedroom 2

10' 2" max x 8' 3" max ( 3.10m max x 2.51m max ) This cozy bedroom offers space for a small double bed, with high ceilings adding an airy feel. A feature fire surround brings character, while carpeted flooring ensures warmth and comfort. A rear-facing window invites natural light, making the space bright and welcoming.

## Bedroom 3 (attic)

11' 6" max x 9' 3" max ( 3.51m max x 2.82m max )

This attic double bedroom offers a cozy retreat with space for free-standing furniture. A plush carpet adds warmth, while a front dormer window brings in natural light and boasts views across the city. A radiator ensures comfort year-round.

### Bedroom 4 (attic)

11' 5" max x 11' 3" max ( 3.48m max x 3.43m max ) This attic bedroom offers a cozy yet spacious retreat, designed to accommodate a double bed and freestanding furniture. The angled walls add character, while two Velux windows at the back flood the space with natural light. A radiator ensures warmth and comfort, making this an inviting hideaway

#### Bathroom

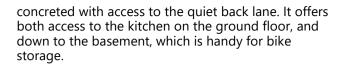
This practical bathroom features laminate flooring for durability and easy maintenance. A panel bath with an overhead shower offers versatility, while a sink and toilet complete the essentials. The room also benefits from a large storage cupboard which has the potential to put in a shower cubicle. A rearfacing window brings in natural light, and a radiator ensures warmth and comfort.

#### Basement

12' 10" max x 8' 7" max ( 3.91m max x 2.62m max ) This is comprised of two large rooms and a smaller room, with lots of potential. The back basement room is a utility room, with a washing machine. There is a window and door access up stone steps to the back yard. A storage room with door offers further storage. The front basement room has a workbench and offers further flexible storage or potential for conversion into another bedroom or studio space STBR.

#### Garden

The sunny front garden overlooks a peaceful cobbled road, and has a small patio and flower beds with steps up to the property. The enclosed rear garden is







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# **Knowle Mount, Leeds**

- 4 Bedroom Through Terrace
- Good Transport Links To Leeds City Centre
- Domer Has Been Added
- C4 Certificate
- New Boiler

Tenure: Freehold EPC Rating: D Council Tax Band: B

offers over **£260,000** 





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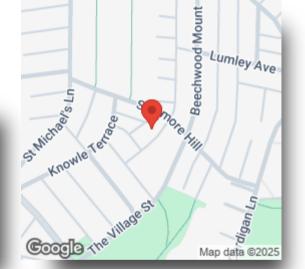


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