



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 free-standing 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 rear-facing 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

concreted with access to the quiet back lane. It offers both access to the kitchen on the ground floor, and down to the basement, which is handy for bike storage.



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welcome to

Knowle Mount, Leeds

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

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109158 - 0005

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