



Melville Place, Leeds, LS6 2LZ

welcome to

Melville Place, Leeds

This mid-terraced home offers four bedrooms, a joint kitchen diner, and three bathrooms including an ensuite and shower room. Character features like fireplaces add charm throughout, and a cellar with two rooms provides extra space and flexibility.



Melville Place

This charming mid-terraced property offers spacious and versatile accommodation across multiple floors, making it ideal for families or those seeking extra room to grow. Boasting four well-proportioned bedrooms, the home also features a cellar with two rooms, perfect for storage or potential conversion. The property benefits from three bathrooms, including a main bathroom, a shower room, and a basement-level ensuite, providing convenience and flexibility. Character features such as original fireplaces add warmth and charm throughout, while the open-plan kitchen diner creates a sociable and functional heart of the home. Additionally, the property is equipped with an Atmos PIV whole house ventilation system installed in the roof space, enhancing indoor air quality and providing a healthier living environment.

Basement Level

Bedroom One

13' 4" max x 11' 3" max (4.06m max x 3.43m max)
Bedroom One, located on the basement level, features a double glazed window to the rear, carpeted flooring, and a door providing access to the outside.

Ensuite

Ensuite, situated on the basement level, includes a WC, wash basin, and a shower cubicle, all set against a wood floor finish.

Cellar

The cellar comprises two separate rooms, offering versatile space for storage or potential use.

Ground Floor

Entrance Hall

The entrance hall provides stair access to the first floor and leads directly into the kitchen, offering a practical and welcoming layout.

Kitchen Diner

15' max x 12' 2" max (4.57m max x 3.71m max)
The kitchen diner features partially tiled checkerboard walls, a laminate floor, and a range of wall and base units with worktops over. It includes an integrated oven and hob, extractor fan, stainless steel sink, and houses the boiler. A double glazed window to the front provides natural light, and there is ample space for a table and chairs, making it ideal for dining and entertaining.

Lounge

11' 9" max x 11' 6" max (3.58m max x 3.51m max)
The lounge features a carpeted floor, a double glazed bay window to the rear allowing plenty of natural light, and a fireplace as a central focal point. It is open plan into the kitchen diner, creating a spacious and sociable living area.

First Floor

Bedroom Two

15' 2" max x 11' 6" max (4.62m max x 3.51m max)
Bedroom Two, located on the first floor, is a spacious room featuring a carpeted floor, radiator, fireplace, and built-in shelving. A double glazed window to the rear provides natural light.

Bathroom

The bathroom, located on the first floor, features a freestanding bath, wash basin, WC, and a shower cubicle. It also includes a fireplace, radiator, and a heated towel rail. A double glazed window to the front allows natural light to brighten the space.

Second Floor

Bedroom Three

13' 11" max x 11' 6" max (4.24m max x 3.51m max)
Bedroom Three, located on the second floor, features a double glazed window to the rear and a Velux window, allowing for plenty of natural light. The room also includes a fireplace and is finished with carpeted flooring.

Bedroom Four

14' 11" max x 9' 4" max (4.55m max x 2.84m max)
Bedroom Four, situated on the second floor, features a double glazed window to the front, a fireplace, and is finished with carpeted flooring.

Shower Room

The shower room, located on the second floor, features tiled walls, a shower cubicle, wash basin, WC, radiator, and a heated towel rail. A double glazed window to the front provides natural light and ventilation.

External

Rear Garden

The rear garden is accessed via steps leading up to the rear door, offering a practical outdoor space with potential for landscaping or seating.

Front Garden

The front garden is enclosed by a half-height wall and provides access to the property via the entrance door.

Parking

On-street parking is available to the front of the property.



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welcome to

Melville Place, Leeds

- 4 bedrooms
- Cellar
- Bathroom, shower room & ensuite
- Feature fireplaces
- Joint kitchen diner

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109435 - 0004

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