



Cragside Mount, LEEDS LS5 3LR

welcome to

Cragside Mount, LEEDS

Three bedroom end terrace property in a popular residential area of Kirkstall close to local amenities and good transport links. The home has been well cared for by the current owner and offers ready to move into accommodation. Benefiting from a DRIVEWAY & Enclosed rear garden.



Cragside Mount

A spacious three bedroom end terrace property located in a popular residential area close to local amenities and transport links. Accommodation in well proportioned throughout and briefly comprises; Entrance hall, lounge, kitchen diner to the ground floor. The first floor offers two good sized double bedrooms and a third single as well as the recently fitted shower room. The home benefits from a driveway to the front providing off street parking for two cars and a low maintenance paved area. The rear garden is of generous size which lawn and patio areas.

Internal viewing is highly recommended to appreciate the accommodation on offer.

Ground Floor

Entrance Hall

Door from the side leads into the hallway with a useful cupboard and door opening into the lounge

Hallway

Lounge

16' 8" max x 11' 5" (5.08m max x 3.48m)

A good sized lounge with neutral decor, laminate wood flooring, radiator, fireplace surround and window to the front

Kitchen / Diner

14' 2" x 10' 3" (4.32m x 3.12m)

The modern fitted kitchen features a range of wall and base units with contrasting work surfaces over and matching splash backs, sink and drainer unit with mixer tap, Smeg electric hob with extractor hood over, built in double wall oven, integrated dishwasher and washing machine.

Ceiling spot lights, two windows to the rear and breakfast bar style dining area.

Inner Hall

With access from the kitchen, stairs leading up to the first floor, window to the side and door opening to the rear

First Floor

Landing

With stairs from the ground floor, window to the side and access to the loft

Bedroom One

13' 5" x 11' 5" (4.09m x 3.48m)

A good sized double bedroom with neutral decor, space for free standing furniture, radiator and two windows to the front.

Bedroom Two

10' 3" x 9' 6" (3.12m x 2.90m)

A second double bedroom with attractive decor, radiator and window to the rear

Bedroom Three

11' 4" x 6' 10" (3.45m x 2.08m)

A good sized single bedroom with radiator and window to the side, ideal as a nursery, child's bedroom or as a home office

Shower Room

A recently fitted wet room which comprises; a large walk in shower cubicle with screen, fully tiled walls, WC, wash basin, window and matt black flat heated towel rail.

Outside

To the front of the property there is a tarmac driveway which provides off street parking for up to two cars, a low maintenance paved area to the front with wall and low fence borders.

A gate provides access to the side entrance door and further gated access to the rear garden.

The rear garden is of a generous size with garden area laid to lawn, paved patio areas ideal for seating, large garden pond and raised flower beds/vegetable garden. Garden shed and fence borders.

Agents Note

Please note that next door has right of way across the back. Please ask for further details.



view this property online williamhbrown.co.uk/Property/HFT106591



welcome to

Cragside Mount, LEEDS

- Three Bedroom End-Terrace
- Driveway to the Front
- Generous Enclosed Rear Garden
- Modern Kitchen
- Ready to Move into Accommodation

Tenure: Freehold EPC Rating: C

£230,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT106591



Property Ref:
HFT106591 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk