



Bedford Mount, Leeds LS16 6DP

welcome to

Bedford Mount, Leeds

GUIDE PRICE £190,000 - £200,000 - OFFERED WITH NO CHAIN - Two double bedroom semi-detached home in a great location! Generous rear garden. Ready to move into accommodation! Newly fitted carpets. Lounge with patio doors to garden.



Bedford Mount

Offered with no onward chain is this ready to move into spacious, two double bedroom semi-detached home, located in a popular residential area close to local amenities, good transport links and good schools. The property has been recently renovated throughout and internal viewing is highly recommended to appreciate the accommodation on offer which briefly comprises; Entrance hallway, lounge/dining area with double patio doors and fitted kitchen to the ground floor. The first floor offers two double bedrooms, house bathroom and separate wc. A particular feature of this property is the good sized rear garden which is private and enclosed, mainly laid to lawn with patio area.

Ground Floor

Entrance Hallway

Door to the front opens into a spacious entrance hall with useful storage cupboard and stairs up to the first floor

Lounge / Dining Area

21' 5" x 10' Max (6.53m x 3.05m Max)

A lovely bright and airy lounge with newly fitted carpets, radiator, window and double doors to the rear opening out to the garden. There is ample space here for both living and dining areas.

Kitchen

14' x 9' 9" (4.27m x 2.97m)

A modern fitted kitchen features a range of wall and base units with complementary work surfaces over with tiled splash backs and sink unit with mixer tap. There is space for a fridge freezer, washing machine and tumble dryer. Gas oven and hob with extractor over, vinyl flooring, window to the front and door to the side.

First Floor

Landing

Stairs from the ground floor and access to the loft

Bedroom One

12' 11" x 10' (3.94m x 3.05m)

A good sized double bedroom with neutral decor, newly fitted carpets, radiator and window to the front

Bedroom Two

14' 11" x 8' 2" (4.55m x 2.49m)

A second double bedroom with neutral decor, newly fitted carpet, radiator and window to the rear with views over the garden

Bathroom

A good sized bathroom with tiled walls, bath, step in shower cubicle, vinyl flooring, wash basin and window

Separate Wc

A useful separate WC with wash basin, vinyl flooring, and window

Outside

To the front of the property there is a area laid to lawn, mature hedging creates privacy.

The rear garden is of a generous size, mainly laid to lawn with paved patio area ideal for seating. The garden is maid private and enclosed with mature borders.

Agents Note

Please note that this property is of non-standard construction and is a Myton (Newland)
We advise speaking to your solicitor and mortgage lender for further details



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welcome to

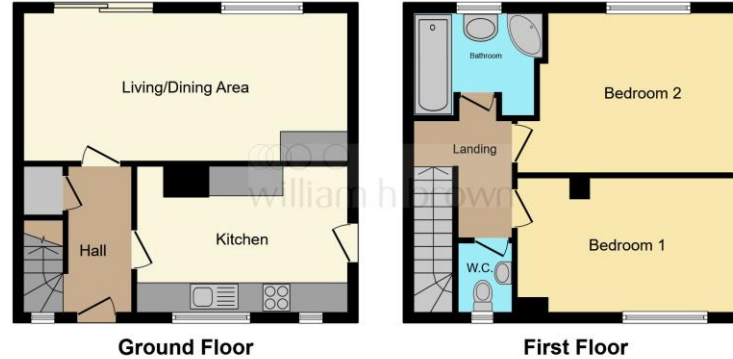
Bedford Mount, Leeds

- *GUIDE PRICE £190,000 - £200,000*
- Two Double Bedrooms
- Semi-detached Home
- Ready to Move into Accommodation
- Generous Rear Garden

Tenure: Freehold EPC Rating: C

guide price

£190,000 - £200,000



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



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Property Ref:
HFT106640 - 0002

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