



Lingfield Mount, Leeds LS17 7EP

welcome to

Lingfield Mount, Leeds

Internal viewing is highly recommended to appreciate the accommodation on offer with this extended THREE bedroom semi-detached home! Generous gardens. Sought after residential area close to great schools. Perfect for first time buyers, families and investors.



Lingfield Mount

This property is non-standard construction.

Ground Floor

Living Room

11' 2" Max x 15' Max (3.40m Max x 4.57m Max)

A good sized family room, offering lots of natural sunlight. Wooden flooring throughout and double glazed windows to the front. Offering freshly decorated interior and gas fire.

Lounge

15' 5" Max x 9' 5" Max (4.70m Max x 2.87m Max)

The lounge offers a third reception room within the side extension, offering further living space to the ground floor. Versatile accommodation that leads to the downstairs shower room at the rear of the property.

Dining Room

11' 3" Max x 8' 4" Max (3.43m Max x 2.54m Max)

Accessed through either the living room or kitchen, this space offers semi-open plan living. Perfect entertaining space for guests, given the natural flow of the property. Wooden flooring and patio doors leading onto the rear garden.

Kitchen

11' 3" Max x 8' 5" Max (3.43m Max x 2.57m Max)

A good sized open kitchen with ample storage throughout, with a range of wall and base units and gas hob. Windows to the back offer a lot of natural light. This space flows through to the dining room adjacent and the hallway.

Shower/Wetroom

On offer at the rear of the extension is an additional shower room, accessible for all. Inclusive of an additional toilet, sink and heated towel rack. Velux window.

First Floor

Bedroom 1

11' 2" Max x 13' 6" Max (3.40m Max x 4.11m Max)

A good sized double bedroom at the rear with built

in storage, gas central heating and double glazed windows. Additional floor space for ample storage. Carpeted throughout and neutral decor.

Bedroom 2

11' 2" Max x 12' 3" Max (3.40m Max x 3.73m Max)

A double bedroom positioned to the front of the property, offering ample space for storage and double glazed windows. Carpeted throughout and neutral decor.

Bedroom 3

8' Max x 9' Max (2.44m Max x 2.74m Max)

A single bedroom positioned to the front of the property, offering versatile living as a bedroom/study room. Carpeted throughout and neutral decor.

Bathroom

A good sized house bathroom which is reasonably sized and tiled throughout. This room houses the toilet with a bathtub and a hand held shower over the bath.

Outside

To the front there is a good sized garden with a pathway leading to the property.

The rear garden is of generous size mainly laid to lawn and additional outbuilding to the side.



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welcome to

Lingfield Mount, Leeds

- Catchment area for Allerton High
- Extended to the side
- Three reception rooms
- Generous gardens
- Amenities nearby

Tenure: Freehold EPC Rating: C
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:
MRT106976 - 0018

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