



Hawthorn Mount, Leeds LS7 4PN

welcome to

Hawthorn Mount, Leeds

A four bedroom mid terrace house, really well presented throughout with spacious living accommodation & arranged over four floors. Featuring a master suite with fabulous bathroom, en suite facilities, cellar and rear garden. This property is deceptively spacious and viewing is highly recommended.



Ground Floor

Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

12' Max x 10' 6" Max (3.66m Max x 3.20m Max)
A cosy room with a feature fireplace, deep coving and parquet flooring.

Kitchen/Diner

14' 2" Max x 11' 2" Max (4.32m Max x 3.40m Max)
A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink and drainer. A large range oven sits in the fireplace recess creating a fabulous focal point and there is an integrated fridge freezer and microwave. The work surface continues, creating a breakfast bar, perfect for casual dining.

Study

9' 3" Max x 6' 1" Max (2.82m Max x 1.85m Max)
Always useful to have in these modern times with more people working from home.

Cloakroom

With a wc, wash hand basin and plumbing for a washing machine.

Cellar

A great storage space.

First Floor

Bedroom One

14' 2" Max x 11' 11" Max (4.32m Max x 3.63m Max)
A spacious double bedroom positioned to the front elevation with space for free standing furniture and dressing area.

Bathroom

Such a fabulous bathroom having a real luxurious feel. Fitted with a four piece suite comprising of a free standing bath, shower cubicle, wash hand basin with storage below and a wc. The room also benefits from having fitted storage cupboards.

Bedroom Two

14' 11" Max x 9' 3" Max (4.55m Max x 2.82m Max)
A spacious double bedroom positioned to the front elevation with space for free standing furniture and access to a Jack and Jill Bathroom.

Bedroom Three

10' 3" Max x 9' 2" Max (3.12m Max x 2.79m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture and access to a Jack and Jill Bathroom.

Jack & Jill En Suite

Fitted with a three piece suite comprising of a shower cubicle, wash hand basin with storage below and wc.

Bedroom Four

11' 10" Max x 5' 6" Max (3.61m Max x 1.68m Max)
A spacious single bedroom positioned to the front elevation with space for free standing furniture.

Outside

To the rear of the property there is a low maintenance decked courtyard.

Parking

There is space for parking outside the property or on Woodland Lane.



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welcome to

Hawthorn Mount, Leeds

- Spacious Mid Terrace House
- Arranged Over Four Floors
- Four Bedrooms
- Master Suite With Fabulous Bathroom
- Study Area

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MRT107117 - 0006

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