









# 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.





## welcome to

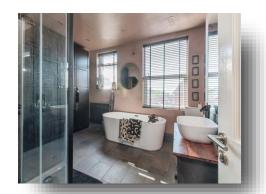
# **Hawthorn Mount, Leeds**

- 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

# view this property online williamhbrown.co.uk/Property/MRT107117



Property Ref: MRT107117 - 0006 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.





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