









welcome to

Station Mount, Leeds

This two-bedroom end-terrace on Station Mount offers bright, modern living. A spacious lounge, well-equipped kitchen with cellar access, and two airy bedrooms provide comfort and convenience. The bathroom features a walk-in shower, while the gated front garden adds to the appeal.













Property Information

This two-bedroom end-terraced home on Station Mount offers a comfortable living space. The bright and spacious lounge features modern flooring and large windows, creating a welcoming atmosphere. The well-equipped kitchen provides convenient access to the cellar, which offers valuable storage space. Upstairs, two generously sized bedrooms provide ample storage and natural light. The contemporary bathroom boasts a walk-in shower. Outside, the well-maintained front garden, complete with decking and astroturf, adds to the home's appeal, creating an inviting outdoor space. Additionally, the property benefits from a newly installed roof, ensuring durability and peace of mind.

Ground Floor Lounge

14' 4" max x 13' 3" max (4.37m max x 4.04m max) The lounge is a bright and inviting space featuring a gas fire, laminate flooring, a large double-glazed front window for natural light, and convenient access to the stairs leading to the first floor.

Kitchen

11' 5" max x 5' 9" max (3.48m max x 1.75m max) The kitchen is a functional space featuring granite worktops, an integrated electric cooker and oven with an extractor fan, a double-glazed front window for natural light, a radiator for year-round comfort, and convenient access to the cellar.

Cellar

The cellar is a practical space equipped with electricity and plumbing for a dryer, offering convenient utility options.

First Floor Bedroom One

14' 3" max x 10' 7" max (4.34m max x 3.23m max) Bedroom One is a comfortable space featuring a double-glazed front window for natural light, cozy carpeting, and built-in storage for added convenience.

Bathroom

8' 4" $\max x$ 6' 6" $\max (2.54 \text{m max x 1.98 \text{m max}})$ The bathroom is a modern and well-appointed space featuring a walk-in shower, a frosted double-glazed front window for privacy, an extractor fan, a low-flush WC, a heated towel rail for added comfort, and stylish spotlights.

Second Floor Bedroom Two

19' x 10' 6" (5.79m x 3.20m)

Bedroom Two is a bright and modern space featuring double-glazed windows on the front and side elevations, providing ample natural light. It boasts convenient eaves storage, a fresh new carpet for added comfort, and stylish glass balustrades for a contemporary touch.

External Front Garden

The front garden is a well-maintained outdoor space featuring stylish decking, durable astroturf for easy upkeep, a convenient outside tap, and secure gated access.





welcome to

Station Mount, Leeds

- 2 Bedrooms
- **End-terraced**
- Easy to maintain garden
- Walk-in shower
- Spacious accommodation

Tenure: Freehold EPC Rating: C

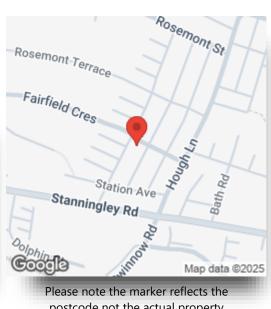
Council Tax Band: A

£160,000









postcode not the actual property

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