



**Wyther Park Mount, Leeds, LS12 2RH**



**welcome to**

## **Wyther Park Mount, Leeds**

This end-terraced house in Wyther Park Mount, Leeds, offers three bedrooms, a garage and driveway, and front and rear gardens. Relax in the conservatory or unwind in the Jacuzzi bath—a stylish and practical home in a great location.



## Property Information

Situated in the sought-after area of Wyther Park Mount, Leeds, this end-terraced house offers a fantastic blend of space and comfort. Featuring three bedrooms, this home is ideal for families or those seeking extra room. A garage and driveway provide secure and convenient parking. The property boasts both a front and rear garden, offering outdoor space for relaxation or entertaining. The conservatory enhances natural light and creates an inviting atmosphere, while the Jacuzzi bath adds a touch of luxury to the bathroom. A well-rounded home in a desirable location.

### Ground Floor Entrance Hall

A welcoming space featuring laminate flooring for a modern finish. A radiator ensures warmth, while built-in storage offers practicality and convenience.

### Lounge

19' 2" max x 11' 9" max ( 5.84m max x 3.58m max )

A bright and welcoming space with laminate flooring and a radiator ensuring warmth. A double-glazed front window lets in natural light, while the sliding patio door to the conservatory enhances the open, airy feel.

### Kitchen

13' 9" max x 8' 1" max ( 4.19m max x 2.46m max )

A well-equipped space featuring an electric hob, extractor fan, and electric oven, perfect for effortless cooking. Laminate flooring adds a modern finish, while a double-glazed side window and French doors to the rear bring in natural light. An integrated fridge freezer maximizes storage, and a radiator ensures year-round comfort.

### Utility Room

A practical space equipped with plumbing for a washing machine, making laundry effortless. The inclusion of a WC adds extra convenience to this functional area.

## Conservatory

9' 9" max x 8' max ( 2.97m max x 2.44m max )

A bright and airy space featuring laminate flooring, with a double-glazed window to the roof and surrounding, ensuring plenty of natural light. A door opens onto decking, providing seamless access to the rear garden, perfect for indoor-outdoor living.

### First Floor Landing

A well-lit space featuring carpeted flooring for comfort and a double-glazed front window, allowing natural light to brighten the area. Loft access adds extra storage potential.

### Bedroom One

11' 9" max x 11' 3" max ( 3.58m max x 3.43m max )

A spacious double bedroom featuring soft carpeting for comfort and a radiator for warmth. With ample space for storage, this room offers both practicality and relaxation.

### Bedroom Two

11' 4" max x 8' 8" max ( 3.45m max x 2.64m max )

A comfortable double bedroom featuring laminate flooring and a double-glazed rear window, bringing in natural light. A radiator ensures warmth, making this space cozy and inviting.

### Bedroom Three

8' 5" max x 7' 6" max ( 2.57m max x 2.29m max )

A comfortable double bedroom featuring laminate flooring and a double-glazed front window, filling the space with natural light. A radiator ensures warmth, creating a cozy and inviting atmosphere.

### Bathroom

8' 8" max x 8' 7" max ( 2.64m max x 2.62m max )

A space featuring a Jacuzzi bath with shower over for both relaxation and convenience. Tiled flooring and walls offer an easy-to-maintain finish, while a heated towel rail adds comfort. A frosted double-glazed side window ensures privacy while allowing natural light. The room also includes a WC and wash basin, completing this modern setup.

## Wc

A practical space featuring tiled walls for a clean, modern finish. A frosted double-glazed side window ensures privacy while allowing natural light, creating a comfortable and functional setting.

### External Front Garden

A charming low-maintenance space with a patio to the front, perfect for outdoor seating. Thoughtful greenery adds a touch of natural beauty, while a gated entrance provides privacy and security. Steps lead up to the front door, creating a welcoming approach, and gated side access to the rear garden ensures convenience.

### Rear Garden

This low-maintenance area includes a secure fenced and gated garage, providing practicality and safety. Decking adds a stylish outdoor space, and legal fire exit access ensures compliance and convenience.

### Parking

This property features ample parking, with a gated driveway ensuring security and convenience.



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## **Wyther Park Mount, Leeds**

- 3 bedrooms
- Garage and driveway
- Front and rear garden
- Conservatory
- Jacuzzi bath

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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