



**Fairfield Mews, Fairfield Terrace, LEEDS, LS13 3DG**



**welcome to**

## **Fairfield Mews, LEEDS**

This mid-terraced home features two bedrooms, a modern kitchen, private rear garden, and off-street parking. Ideal for first-time buyers or small families—early viewing is a must!



## Property Information

Nestled on Fairfield Mews, this mid-terraced home offers an ideal blend of comfort and practicality. Boasting two well-proportioned bedrooms and a modern kitchen, the property is perfect for first-time buyers or small families. A private rear garden provides an inviting space for outdoor enjoyment, while the driveway ensures convenient off-street parking. With its desirable location and thoughtful features throughout, early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

## Entrance Hall

The entrance hall is fitted with laminate flooring and features a staircase leading to the first floor.

## Lounge

15' 3" max x 15' max ( 4.65m max x 4.57m max )  
The lounge features laminate flooring, French doors opening onto the rear garden, and a convenient storage area.

## Kitchen

16' 9" max x 10' 4" max ( 5.11m max x 3.15m max )  
The kitchen is equipped with a double-glazed window to the front, lino flooring, an extractor fan, and a gas hob with oven.

## W C

The WC features a frosted double-glazed window to the front, a radiator, a wash basin, and a wc.

## Landing

The landing is carpeted and offers a useful storage area.

## Bedroom One

15' 7" max x 8' 8" max ( 4.75m max x 2.64m max )  
Bedroom One offers built-in storage, laminate flooring, a radiator for year-round comfort, and a double-glazed window facing the front of the property.

## Bedroom Two

15' max x 7' 6" max ( 4.57m max x 2.29m max )  
Bedroom Two features laminate flooring, a double-sized layout, and a double-glazed window overlooking the rear of the property.

## Bathroom

8' 2" max x 7' 2" max ( 2.49m max x 2.18m max )  
The bathroom includes a bath with shower over, a WC, a wash basin, a frosted double-glazed window to the rear, and practical vinyl flooring.

## Rear Garden

The rear garden boasts a tiered layout with a well-maintained lawn, a patio area perfect for outdoor dining, and a raised decking space ideal for relaxing or entertaining.

## Front Garden

The front garden features a dropped kerb and a driveway, providing convenient off-street parking.



**view this property online** [williamhbrown.co.uk/Property/PDY115759](http://williamhbrown.co.uk/Property/PDY115759)



**welcome to**

## **Fairfield Mews, LEEDS**

- 2 bedrooms
- Modern kitchen
- Rear garden
- Driveway
- Viewing advised

Tenure: Freehold

EPC Rating: Awaited

Council Tax Band: A

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PDY115759](http://williamhbrown.co.uk/Property/PDY115759)



Property Ref:  
PDY115759 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**