



**Post Hill Court, Leeds, LS12 5NS**



**welcome to**

## **Post Hill Court, Leeds**

This well-kept mid-terraced home in Post Hill Court offers two bedrooms, a spacious lounge diner, and both front and rear gardens. With an allocated parking space and Green Hill Primary School just around the corner, it's ideal for first-time buyers or small families.



## Property Information

Located on Post Hill Court, this well-maintained mid-terraced property offers comfortable and practical living. The home features two bedrooms, a spacious lounge diner perfect for relaxing or entertaining, and both front and rear gardens that provide outdoor space for enjoyment throughout the seasons. The tiered front garden adds character to the entrance, while the rear garden includes decking, patio, and lawned areas with fenced borders for privacy. An allocated parking space ensures convenient off-road parking. Ideally positioned near Green Hill Primary School, this property is an excellent choice for first-time buyers, small families, or those looking to downsize in a peaceful yet well-connected location.

## Entrance Porch

4' 5" max x 4' 3" max ( 1.35m max x 1.30m max )

An entrance porch, a modern boiler installed just two years ago, and direct access to the kitchen.

## Kitchen

11' 5" max x 6' 8" max ( 3.48m max x 2.03m max )

The kitchen is fitted with wall and base units, a stainless steel sink and drainer, a gas hob and oven, a cooker and fridge freezer, a radiator, and a double glazed window to the front.

## Lounge Diner

20' 5" max x 10' 2" max ( 6.22m max x 3.10m max )

The lounge features a gas fire, two radiators, carpet flooring, and patio doors leading to the rear garden, offering a bright and comfortable living space.

## Bedroom One

11' 7" max x 9' max ( 3.53m max x 2.74m max )

Bedroom One includes a fitted wardrobe, carpet flooring, a radiator, and a double glazed window to the front.

## Bedroom Two

11' 8" max x 11' 4" max ( 3.56m max x 3.45m max )

Bedroom Two benefits from carpet flooring, a radiator, and a double glazed window overlooking the rear.

## Bathroom

6' max x 5' 7" max ( 1.83m max x 1.70m max )

The bathroom comprises a bath with shower over, a wash basin, WC, spotlights, and a radiator.

## Loft Space

The loft space is insulated but not boarded, offering potential for storage or future development.

## Front Garden

The tiered front garden features mature greenery and steps leading down to the front door, creating a welcoming entrance to the property.

## Rear Garden

The rear garden offers a mix of decking, patio, and lawned areas, all enclosed by fenced borders for privacy and security.

## Parking

The property includes an allocated parking space for convenient off-road parking.



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## **Post Hill Court, Leeds**

- 2 bedrooms
- Allocated parking space
- Front and rear garden
- Spacious lounge diner
- Viewing advised

Tenure: Freehold

EPC Rating: D

Council Tax Band: A

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

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