

# HUNTERS®

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## Park Mount

Armley, Leeds, LS12 3NR

£150,000



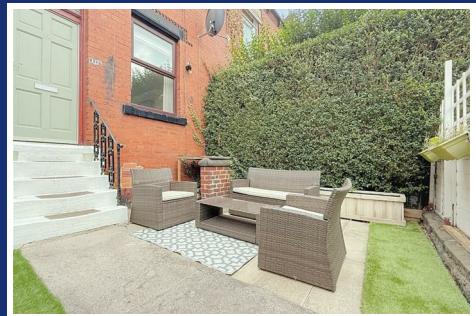
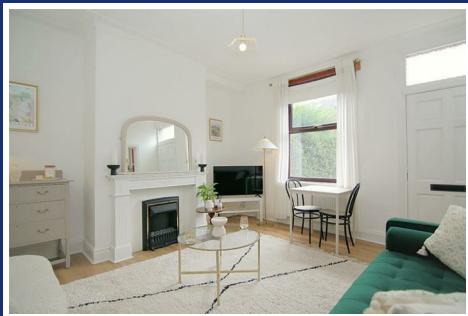
Council Tax: A



# 12 Park Mount

Armley, Leeds, LS12 3NR

£150,000



- Immaculate two-bedroom terraced house
- Convenient urban location
- Easy access to transport links
- Generous sized living room
- Large front window, natural light
- Modern kitchen with ample storage
- Cellar
- Spacious double bedrooms
- Enclosed garden with astro turf

This immaculate two-bedroom terraced house presents a superb opportunity for first-time buyers or investors seeking a home with style, character, and charming features. Situated in a convenient urban area, the property is perfectly positioned for easy access to local amenities, public transport links, green spaces, and scenic walking and cycling routes, making commuting to the city centre both convenient and efficient.

Upon entering, you are welcomed by a generous LIVING room featuring a large windows that floods the space with natural light, accentuated by elegant ceiling coving . A charming fireplace serves as a focal point, offering a cosy atmosphere for relaxing or entertaining guests.

The modern KITCHEN boasts ample storage units and sleek worktops, with designated space for appliances and a sink, combining practicality and style for effortless daily living. The property benefits from a cellar with plenty of storage space that goes across two rooms, providing additional flexible space.

Upstairs, there are TWO generous double bedrooms, both featuring attractive exposed wood flooring. The bright and airy BATHROOM is designed with a fresh white décor, incorporating a built-in cupboard, bath with overhead shower, sink, and toilet.

To the front, the enclosed and fenced garden is newly finished with Astro turf, offering an inviting area for outdoor seating and relaxation garden - ideal for enjoying sunny days. With fresh, bright décor throughout, this home represents an excellent blend of comfort and sophistication. Early viewing is highly recommended to appreciate the full appeal of this outstanding property.

## LIVING ROOM

13'8" x 12'11" (4.19 x 3.95)

## KITCHEN

10'7" x 5'10" (3.25 x 1.78)

## CELLAR ONE

13'3" x 5'11" (4.06 x 1.82)

## CELLAR TWO

6'5" x 5'4" (1.97 x 1.65)

## BEDROOM ONE

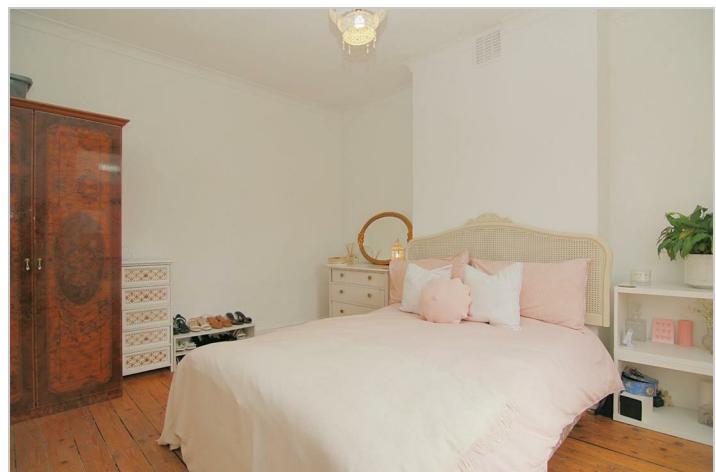
13'8" x 11'1" (4.19 x 3.39)

## BATHROOM

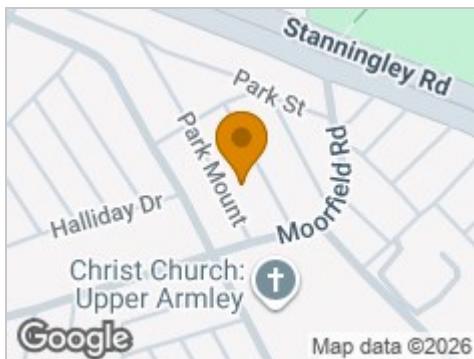
8'2" x 7'10" (2.51 x 2.39)

## BEDROOM IN ROOF

19'3" x 8'11" (5.89 x 2.72)



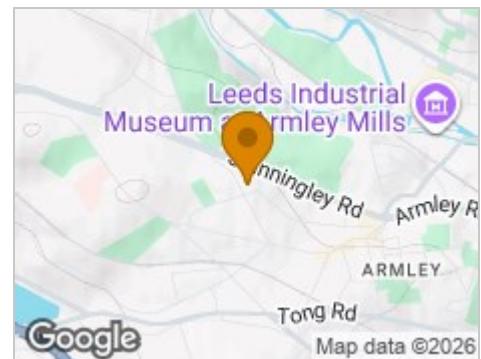
## Road Map



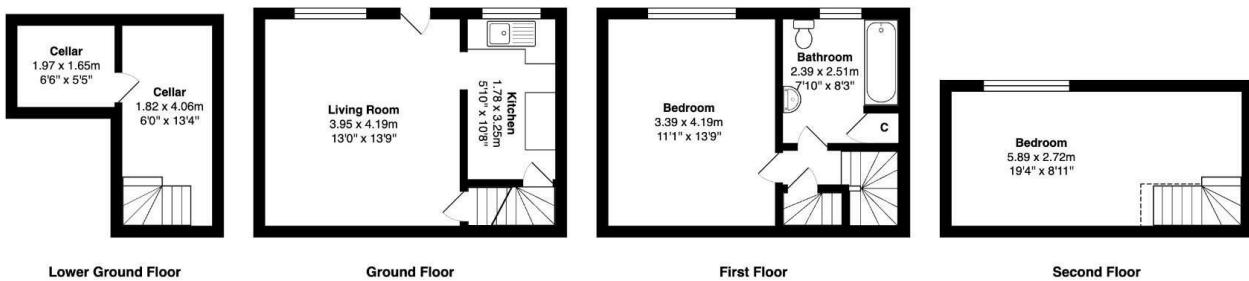
## Hybrid Map



## Terrain Map



## Floor Plan



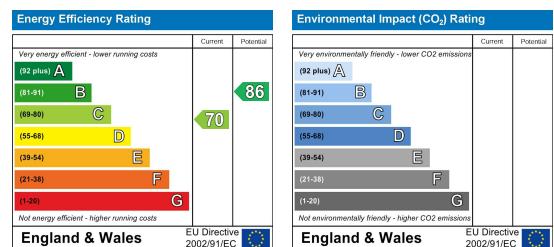
Total Area: 76.4 m<sup>2</sup> ... 822 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.