



St. Ives Mount, Armley Leeds LS12 3RP

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St. Ives Mount, Armley Leeds

This outstanding four -bedroom Victorian mid-terrace combines period charm with modern improvements, including new carpets and décor throughout, recently installed bathrooms, a new boiler installed in 2024, a characterful lounge with log burner, useful cellar storage and a private rear garden.



Property Information

This impressive four-bedroom Victorian mid-terrace property effortlessly combines timeless period charm with a range of modern improvements, creating a wonderful family home in the heart of Armley. Boasting high ceilings, original features, generous room proportions, open plan areas and stylish updates throughout, this property is ready for immediate occupation.

Over recent years the home has benefited from significant investment, including new carpets and décor throughout, a new bathroom with shower installation, improvements to the rear yard and the installation of a new boiler in 2024, ensuring both comfort and efficiency.

Conveniently located close to Charlie Cake Park, Armley Park, the Cycle Superhighway and excellent transport links via Stanningley Road to Leeds, Bradford and beyond.

Hallway

An impressive entrance hall featuring attractive wooden flooring and useful storage, providing a practical space for coats, shoes and everyday essentials.

Lounge

A beautifully presented open-plan living space, seamlessly combining the lounge, dining area and kitchen to create an ideal setting for modern family living and entertaining. Full of Victorian character, the reception area boasts high ceilings, exposed wooden flooring and fitted shelving. The impressive log-burning stove creates a wonderful focal point, making this a warm and inviting space for relaxation and social gatherings.

Kitchen

A spacious and well-proportioned kitchen forming the heart of the home. Fitted with a range of wall and base units providing excellent storage, complemented by generous worktop space for everyday meal preparation. The room benefits from plenty of natural light and combines practicality with comfort to create a versatile living and dining

environment.

Cellar

Useful cellar storage offering excellent additional space for household items.

Bedroom Three

A spacious double bedroom situated to the front of the property, enjoying high ceilings and large proportions typical of a Victorian home, with ample space for a range of bedroom furniture.

Bedroom Two

Another generous double bedroom featuring high ceilings and attractive exposed wooden flooring, making an ideal guest room, children's bedroom or home office.

Bathroom

The stylish bathroom is fitted with a contemporary three-piece suite comprising a paneled bath with shower over, wash hand basin and low-level WC. Finished with tiled walls and flooring, ceiling spotlights and a heated towel rail, the bathroom provides a modern and practical space. Velux roof window allowing plenty of natural light.

Bedroom One

A substantial double bedroom with fitted carpet. The room offers excellent floor space and a pleasant elevated outlook

Bedroom Four

A comfortable double bedroom positioned to the rear, ideal as a child's bedroom, nursery, dressing room or home office.

Shower Room

Modern shower room installed approximately three years ago,

Garden

To the rear is a private enclosed garden, providing an excellent outdoor space for entertaining, dining or simply relaxing. The garden includes a patio seating

area and has been recently improved, creating a low-maintenance and enjoyable outdoor environment. On-street parking is available immediately outside the property.



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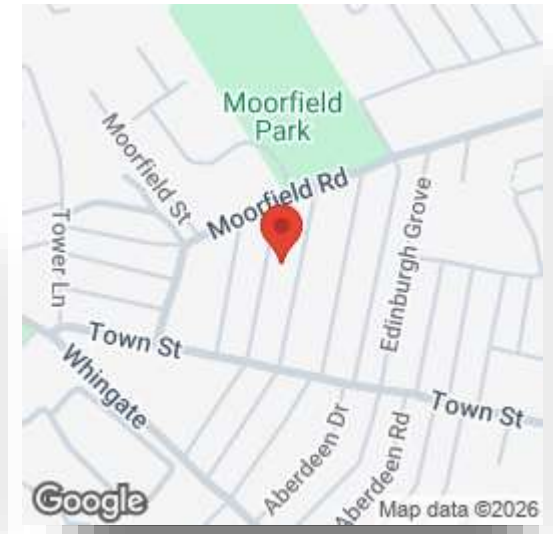
St. Ives Mount, Armley Leeds

- Impressive Victorian four double bedroom mid terrace home
- High ceilings and character features
- Spacious lounge with log burner
- Attractive exposed wooden flooring
- Useful cellar

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115707 - 0004

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william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk