



Aspen Mount, LEEDS LS16 6RT

william
h brown

welcome to

Aspen Mount, LEEDS

Guide Price £400,000 - £425,000 Situated in a cul-de-sac on Aspen Mount is this spacious SIX bedroom link-detached family home. Benefiting from a driveway, garage and generous rear garden. Internal viewing is highly recommended to appreciate to accommodation on offer.



Aspen Mount

Viewing is highly recommended to appreciate the accommodation on offer with this spacious six bedroom link-detached family home which is situated in a cul-de-sac in a popular Cookridge location. The home itself offers spacious and versatile accommodation which briefly comprises; Entrance hallway, downstairs wc, good sized lounge/diner, family room with glass doors to the garden and fitted kitchen to the ground floor. The first floors offers the main bedroom with ensuite shower room, three further good sized bedrooms and the house bathroom. The second floor offers two good sized bedrooms and a shower room.

The property benefits from a garage and two driveways providing ample off street parking and storage, A particular feature of this home is the stunning, mature rear garden.

Ground Floor

Entrance Hallway

Door to the front opening into the spacious and welcoming entrance hallway with laminate flooring, radiator, stairs to the first floor and useful understair storage.

Cloakroom

A useful downstairs cloakroom with low flush wc, wash basin, heated towel rail, tiled flooring and window to the side

Lounge / Diner

19' 4" x 11' 10" (5.89m x 3.61m)

A good sized lounge with neutral decor, laminate flooring, gas fireplace with feature surround, two windows to the front and two radiators. There is ample space for both living space and dining table and chairs.

Family Room

12' 8" x 8' 10" (3.86m x 2.69m)

A second reception room with, laminate flooring, radiator and double glass doors to the rear opening out onto the garden.

Kitchen

10' 7" x 10' 3" (3.23m x 3.12m)

The fitted kitchen comprises a range of wall and base units with laminate worktops over and contrasting splashbacks, sink with drainer unit and mixer tap, space for double oven, space for fridge freezer and dishwasher. Radiator, vinyl flooring, window and door to the rear.

First Floor Landing

With stairs from the ground floor, window to the side and stairs up to the second floor

Bedroom One

12' 2" x 10' 3" max (3.71m x 3.12m max)

A double bedroom with useful integrated wardrobes, radiator, window to the rear and ensuite shower room

Ensuite

Shower ensuite, low flush wc, wash basin, heated towel rail, vinyl flooring and window

Bedroom Two

12' 2" max x 10' 10" (3.71m max x 3.30m)

A good sized double bedroom with wood flooring, integrated wardrobes, radiator and window to the front

Bedroom Three

12' 2" x 7' (3.71m x 2.13m)

Wooden flooring, radiator and window to the front

Bedroom Four

12' 11" x 7' (3.94m x 2.13m)

Laminate flooring, radiator and window to the rear

Bathroom

The bathroom comprises; free standing bath, wash basin, low flush wc, radiator, tiled flooring and window to the side

Second Floor Attic

Attic Bedroom

19' 3" x 8' 10" (5.87m x 2.69m)

Radiator and skylight

Attic Bedroom

10' x 9' 5" (3.05m x 2.87m)

Radiator and window to the rear

Shower Room

Shower, heated towel rail, low flush wc, heated towel rail and skylight

Outside

The property benefits from a garage providing useful storage, two driveways for multiple cars. A particular feature of this property is the wrap around garden which is mainly laid to lawn with mature trees and plants, two paved patio areas ideal for seating. A truly hidden gem to this home.



view this property online williamhbrown.co.uk/Property/HFT106972



welcome to

Aspen Mount, LEEDS

- Cul-de-Sac Location in Cookridge
- Six Bedroom Link-Detached Home
- Garage & Driveway
- Attractive Generous Garden
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£400,000 - £425,000



view this property online williamhbrown.co.uk/Property/HFT106972

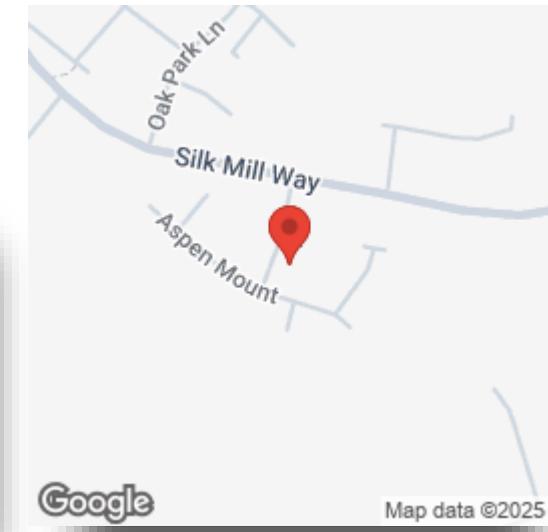
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.



Property Ref:
HFT106972 - 0007



**Total Internal Area;
142 Sq m / 1528 sq ft**



Google

Map data ©2025

Please note the marker reflects the postcode not the actual property

 william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk