



**Aspen Mount, LEEDS LS16 6RT**



**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 the 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.



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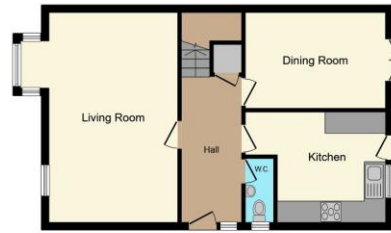
## Aspen Mount, LEEDS

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

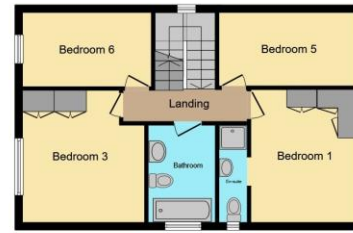
Tenure: Freehold EPC Rating: C  
Council Tax Band: E

guide price

**£400,000 - £425,000**



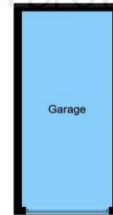
Ground Floor



First Floor



Second Floor



Garage

Total Internal Area;  
142 Sq m / 1528 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
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