



Nowell Mount, Leeds LS9 6HW

welcome to

Nowell Mount, Leeds

Conveniently located close to the A64, this spacious four-bedroom mid through terrace home is an excellent all-round property, offering generous accommodation, an enclosed rear yard. Ready to move straight into, it's a fantastic opportunity for a wide range of buyers.



Ground Floor

Lounge

The lounge features a front double-glazed window and fitted radiator, with clean, neutral décor creating a bright and welcoming living space.

Kitchen

The kitchen is a good size and features a rear double-glazed window, fitted radiator, and an external door providing access to the rear yard. Fitted with a range of wall and base units, the kitchen offers ample worktop space incorporating a sink and drainer, along with room for freestanding appliances. A door within the kitchen leads to a large storage area, providing excellent additional space.

First Floor

Bedroom One

A double bedroom with a front double glazed window and fitted radiator.

Bedroom Four

A single bedroom with a rear double glazed window and fitted radiator.

Bathroom

The bathroom features a rear double-glazed window and fitted radiator, and is fitted with a three-piece suite comprising a bath, wash basin, and WC.

Second Floor

Bedroom Two

A double bedroom featuring a roof window and fitted radiator, providing a bright and comfortable space.

Bedroom Three

A double bedroom featuring a rear double glazed window and fitted radiator.

External

Externally, the property enjoys a private, enclosed rear yard designed with ease of maintenance in mind. The paved garden provides a practical outdoor space, while a useful brick-built outbuilding offers

excellent additional storage.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Nowell Mount, Leeds

- MID THROUGH TERRACE
- FOUR BEDROOMS
- REAR ENCLOSED YARD
- WELL PRESENTED THROUGHOUT
- CLOSE TO THE A64 WITH EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK110094 - 0004

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