

local  
properties

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## 10 South End Mount Leeds, LS13 2AA

£825 PCM

\*\*\*\*\* TWO BEDROOM END TERRACE - NEW BATHROOM FITTED - REDECORATED THROUGHOUT & NEW FLOOR COVERINGS LAID - GREAT ACCESS TO LEEDS CITY CENTRE - AVAILABLE NOW \*\*\*\*\* This well presented property has gas central heating and PVCu double glazing and comprises: lounge, fitted kitchen, cellar, landing, two bedrooms, bathroom. Located close to all amenities, the property would make an ideal base for those working in the city centre and an early viewing is recommended. Deposit - £950



- TWO BEDROOM END TERRACE • GCH & PVCu DG • REDECORATED THROUGHOUT • NEW FLOOR COVERINGS LAID

### LOUNGE

Fireplace surround with inset electric fire. Window to front. Two radiators.

### KITCHEN

With base and wall units incorporating stainless steel sink unit. Electric hob, electric oven and extractor. Plumbing for automatic washing machine. Tiled splashbacks. Access to cellar. Window to front. Radiator.

### CELLAR

Providing extra storage space.

### LANDING

Access to loft. Radiator.

### BEDROOM ONE

Window to front. Radiator.

### BEDROOM TWO

Window to front. Radiator.

### BATHROOM

With new bathroom suite fitted 2026 comprising: bath with shower attachment and screen, pedestal wash hand basin, low flush wc. Heated towel rail.

### EXTERIOR

On street parking.

### DIRECTIONS

From Bramley Shopping centre proceed along Town Street to the roundabout at Bramley Town End. Take the first left into South End Avenue and South End Mount is the first turning on the right. Number 10 will be found on the left hand side, signified by our To Let board.

### NOTE

Children - yes

Pets - to be discussed

Smokers - outside only

The property is available now





- NEW BATHROOM FITTED 2026 • LOUNGE & SEPARATE KITCHEN • CONVENIENT FOR ALL AMENITIES • DEPOSIT- • EPC - D • AVAILABLE NOW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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