





Wyther Park Hill,Leeds LS12 2RR

william h brown

welcome to

Wyther Park Hill, Leeds

A beautifully improved three bedroom mid terrace home offering spacious accommodation, downstairs WC, soundproofing throughout and attractive front and rear gardens. Conveniently located for Stanningley Bypass and commuter links, making it ideal for families and professionals alike.













Property Information
Offered to the market is this beautifully maintained and improved three bedroom mid terrace property, ideally situated for convenient access to the Stanningley Bypass and surrounding commuter routes. The current owner has invested significantly in the property, with improvements including repointing, damp course works, chimney flashing repairs, replacement tiling, regular boiler servicing and extensive soundproofing throughout. With a useful downstairs WC, attractive gardens to both front and rear with new fencing installed 2025, and spacious accommodation over two floors

Entrance Hall
A welcoming entrance hall providing access to the ground floor accommodation, with stairs rising to the first floor and a pleasant first impression upon entering the home.

Lounge
A beautifully presented reception room featuring attractive wooden flooring and a cosy log-burning stove creating a wonderful focal point. Shutter blinds add style and privacy, while the soundproofing enhances comfort and tranquillity.

Kitchen
A well-appointed fitted kitchen offering a range of wall and base units with complementary work surfaces. Integrated fridge/freezer and a range cooker, whilst plumbing is provided for a washing machine. A PVCu door leads directly out to the rear garden.

Downstairs Wc
A particularly useful addition comprising a low flush WC and wash hand basin, ideal for modern family living and visiting guests.

Landing
Providing access to all bedrooms and bathroom facilities, with access to the loft space.

Bedroom One
A generous double bedroom positioned to the rear elevation, offering a peaceful retreat with space for a full range of bedroom furniture.

Bedroom Two
A further good-sized double bedroom providing versatile accommodation suitable as a principal or guest bedroom.

Bedroom Three
Single bedroom ideal as a child's room, home office or dressing room.

Bathroom
Fitted with a modern suite comprising a bath with shower over, wash hand basin and heated towel rail. Finished with a tiled floor for practicality and style.

Outside Area
To the front mainly lawned and a private enclosed garden benefiting from newly installed fencing, offering a pleasant outdoor space for entertaining, relaxing or family enjoyment.

Agents Note
Please note that the AML fee covers 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

Wyther Park Hill, Leeds

- Three bedroom mid terrace home
- Lounge with log burner and wooden flooring
- Stylish shutter blinds
- Bespoke acoustic insulation to joining walls
- Useful downstairs WC

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

£180,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117356 - 0004

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