





12 NORMAN MOUNT

LEEDS, LS5 3JQ

£220,000

FREEHOLD

Stylish two-bed Kirkstall terrace with open-plan living, wood burner and conversion potential, moments from the station, Kirkstall Abbey and Leeds City Centre links.

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• Two Double Bedroom Terrace House • Highly Sought-After Kirkstall Location Close to Kirkstall Abbey • Gas Central Heating & uPVC Double Glazing Throughout • Stylish Open-Plan Living Kitchen With Feature Wood Burning Stove • Modern Fitted Kitchen & Contemporary Bathroom Suite • Versatile Basement Space With Garden Access & Excellent Conversion Potential • Unrestricted On-Street Parking Available Nearby • Excellent Transport Links With Easy Access to Leeds City Centre • Walking Distance to Local Shops, Cafés, Canal Walks & Train Station • Ideal First Time Buy, Professional Home or Investment Opportunity





Stylish Two Double Bedroom Character Home in the Heart of Kirkstall – Close to Train Station & Leeds City Centre

Located in one of Leeds' most vibrant and highly sought-after residential areas, this beautifully presented two double bedroom terraced home combines period charm with modern living and is perfectly positioned for commuters, first-time buyers and investors alike.

Set within the ever-popular area of Kirkstall, the property enjoys an unbeatable location with excellent transport links and an abundance of local amenities right on the doorstep. Kirkstall Forge and Headingley train stations are both within easy reach, providing fast access into Leeds City Centre and beyond, while frequent bus routes from the top and bottom of the road offer convenient travel throughout Leeds.

The area is renowned for its excellent lifestyle offering, with Morrisons supermarket, the Kirkstall Bridge Shopping Park, gyms, a sports centre, independent cafés, bars, restaurants and scenic canal walks all within walking distance. The historic Kirkstall Abbey and surrounding parkland are also just a short stroll away, offering beautiful green space and regular local events throughout the year.

The property itself benefits from gas central heating and uPVC double glazing throughout and offers spacious, stylish accommodation full of character features.

The standout open-plan lounge and kitchen is ideal for modern living and entertaining, featuring contemporary fixtures and fittings alongside a striking exposed brick chimney breast with inset wood burning stove creating a warm and welcoming focal point.

Across the first & second floors are two generous double bedrooms and a modern house bathroom fitted with a clean and stylish white suite with shower over bath. The basement level provides excellent additional space currently used as a workshop, utility area or bike store, complete with direct access out to the garden. This versatile area also offers exciting scope for conversion into a dining kitchen, home office, gym or additional living accommodation, subject to the necessary permissions.

This superb home offers the perfect blend of character, convenience and lifestyle in one of Leeds' most desirable locations and early viewing is highly recommended.

REASONS TO BUY

- Two large double bedrooms
- Open-plan lounge/kitchen
- Character features & exposed brick chimney breast

- Wood burning stove
- Basement with conversion potential
- Gas central heating & uPVC double glazing
- Walking distance to train station
- Close to Leeds City Centre
- Near Kirkstall Abbey & canal walks
- Ideal first-time buy or investment property
- Excellent transport links & local amenities
- Popular Kirkstall location in Leeds West Yorkshire

ENVIRONS

The property is conveniently positioned within easy reach of Leeds city centre and its wide range of amenities. Excellent transport links are nearby, with the motorway network approximately 1.5 miles away, making this an ideal location for commuters.

TENURE

We are advised the property is freehold and vacant possession will be granted upon completion.

LOCAL AUTHORITY - Leeds City Council

Early viewing is highly recommended to fully appreciate the space, flexibility, and potential this impressive home has to offer.

For further information or to arrange a viewing, please contact the office on 0113 3500866

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band A

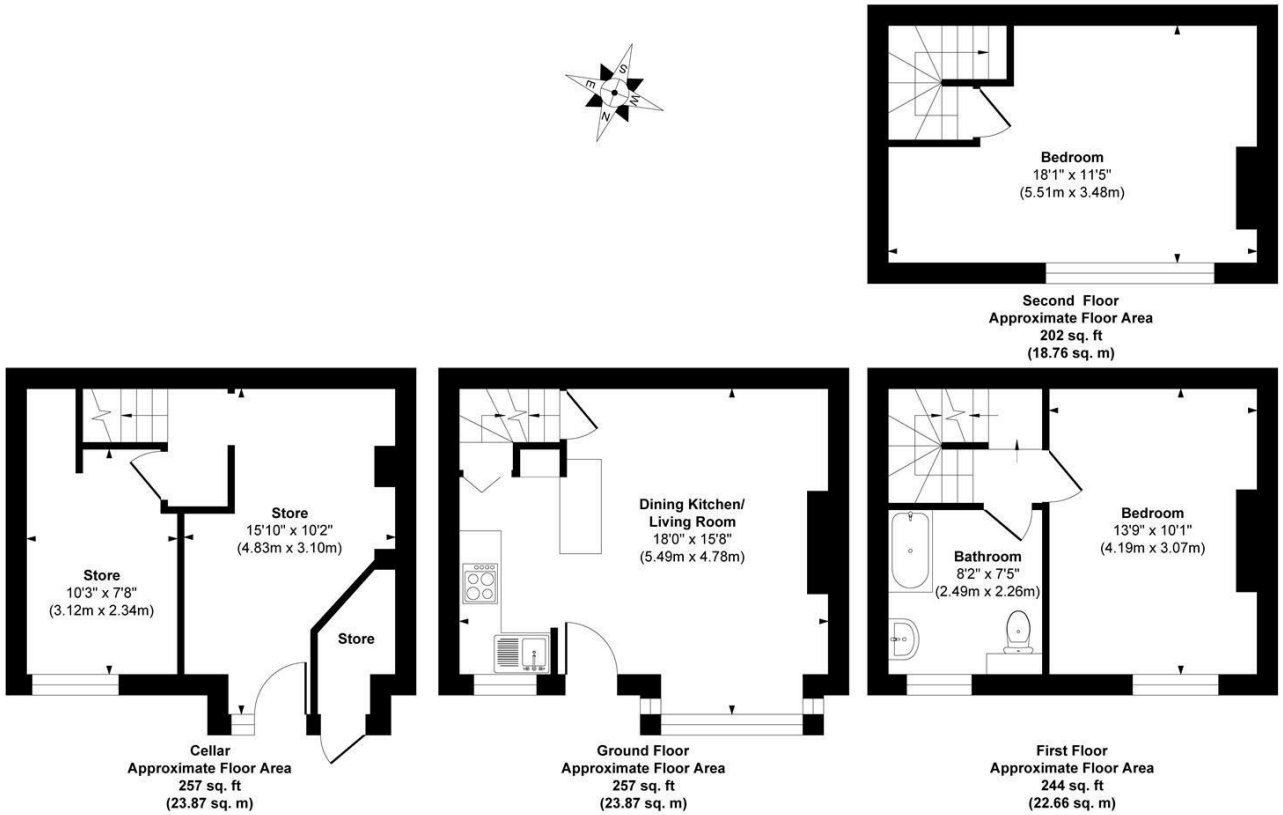
Viewings – By Appointment Only

Floor Area – 960.00 sq ft

Tenure – Freehold



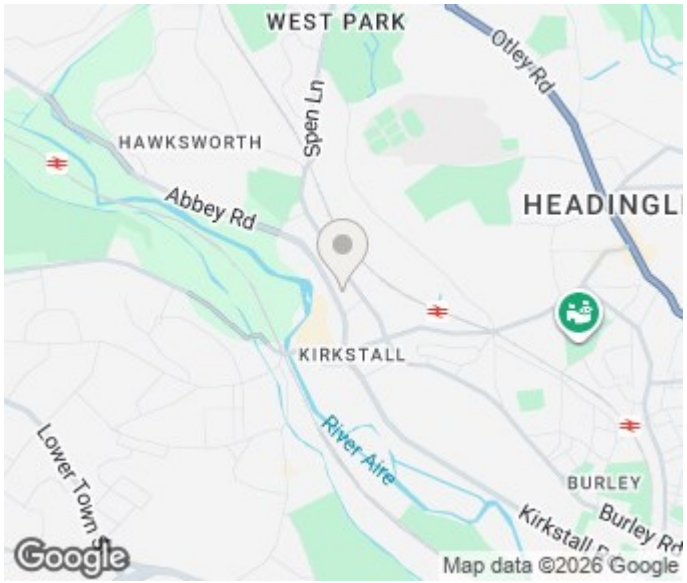


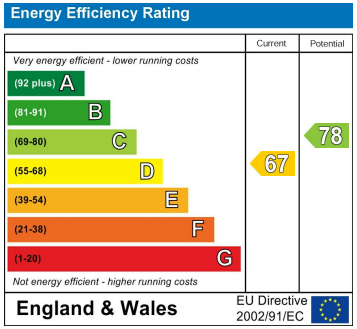


Approx. Gross Internal Floor Area 960 sq. ft / 89.16 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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