



Field End Mount, Leeds LS15 0QB

welcome to

Field End Mount, Leeds

This EXTENDED HOME IS MODERN & STYLISH THROUGHOUT offering spacious living with a large OPEN PLAN KITCHEN DINER. It features three bedrooms, master with EN-SUITE, a versatile study USED AS FOURTH BEDROOM, W/C, and handy utility room. A gated DRIVEWAY provides secure off-street parking. MUST VIEW



This beautiful property offers spacious living with a large open-plan kitchen and dining area. It features three bedrooms, including a master with en-suite, a versatile study, guest W/C, and handy utility room. A gated driveway provides secure off-street parking.

Upon entering the property, you are welcomed into a bright and spacious central hallway, complete with a staircase leading to the first floor. To the left, the generous lounge offers a comfortable and inviting space for relaxation and entertaining. Adjacent to the lounge is a versatile study room, currently utilised as an additional bedroom, providing flexibility to suit a variety of lifestyle needs—whether as a home office, guest room, or playroom.

To the rear of the property lies a beautifully designed open-plan kitchen and dining area, ideal for modern family living and social gatherings. This expansive space is flooded with natural light and offers direct access to a combined W.C. and utility room, adding practicality and convenience to the ground floor layout.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a spacious master bedroom complete with a private en-suite shower room. A contemporary family bathroom serves the remaining two bedrooms, making this floor both functional and family-friendly.

Ground Floor

Lounge

10' 5" MAX x 16' 5" MAX (3.17m MAX x 5.00m MAX)

Kitchen/Dining Room

17' 7" MAX x 26' 5" MAX (5.36m MAX x 8.05m MAX)

Study

7' 3" MAX x 10' 7" MAX (2.21m MAX x 3.23m MAX)

Guest W/C And Utility Room

First Floor

Bedroom One; En-Suite

10' 9" MAX x 18' 5" MAX (3.28m MAX x 5.61m MAX)

Bedroom Two

16' 6" MAX x 11' 9" MAX (5.03m MAX x 3.58m MAX)

Bedroom Three

10' 8" MAX x 11' 9" MAX (3.25m MAX x 3.58m MAX)

Bathroom



view this property online williamhbrown.co.uk/Property/CGT110949



welcome to

Field End Mount, Leeds

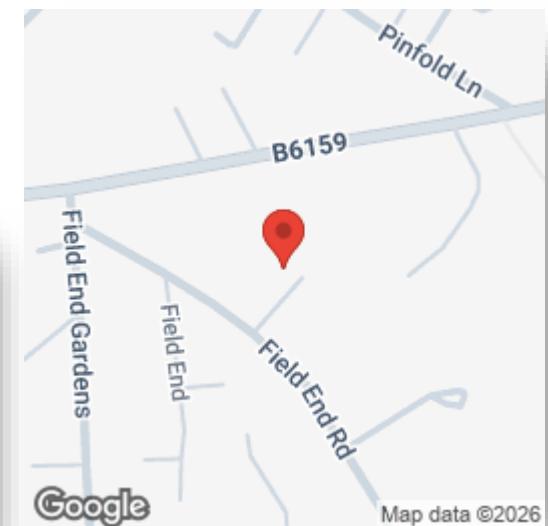
- ***NO CHAIN***
- 3/4 BEDROOM SEMI-DETACHED HOME
- LARGE OPEN-PLAN KITCHEN AND DINING AREA
- VERSATILE STUDY ROOM CURRENTLY USED AS AN ADDITIONAL BEDROOM
- CONVENIENT GUEST W/C AND UTILITY ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£345,000



view this property online williamhbrown.co.uk/Property/CGT110949

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CGT110949 - 0006

 william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk