



**Skelton Mount, Leeds LS9 9EU**

**welcome to**

**Skelton Mount, Leeds**

Redecorated throughout, this two-bedroom terrace property features new double-glazed windows and spans over 4 floors, including a large full-footprint cellar. Perfectly suited for first-time buyers or investors seeking a versatile and characterful home.



The property opens into a welcoming lounge area, ideal for relaxing or entertaining. To the rear, you'll find a modern kitchen with access to both the cellar and the upper floors. A staircase leads down to the full-span cellar, which mirrors the footprint of the house and provides excellent potential for storage, a utility area, or future development.

Upstairs, the first floor comprises bedroom one, a spacious double room, and a family bathroom. A second staircase leads to the top floor.

The second floor features bedroom two, perfect as a guest room, home office, or additional bedroom.

## Cellar

## Ground Floor

### Lounge

11' 6" MAX x 13' 8" MAX ( 3.51m MAX x 4.17m MAX )

### Kitchen

5' 8" MAX x 10' 5" MAX ( 1.73m MAX x 3.17m MAX )

## First Floor

### Bedroom One

13' 8" MAX x 11' 1" MAX ( 4.17m MAX x 3.38m MAX )

## Bathroom

## Second Floor

### Bedroom Two

11' 4" MAX x 9' 8" MAX ( 3.45m MAX x 2.95m MAX )



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## Skelton Mount, Leeds

- TWO BEDROOM TERRACE HOUSE
- RECENTLY REDECORATED THROUGHOUT
- NEW DOUBLE GLAZED WINDOWS
- SPACIOUS FULL-SPAN CELLAR
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111208 - 0004

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