



De Lacy Mount, Leeds LS5 3JF

welcome to

De Lacy Mount, Leeds

- GUIDE PRICE £260,000 TO £270,000
- Front and rear gardens
- On street parking available
- Easy access to local amenities, supermarkets and leisure facilities
- Great transport links to Leeds city centre and surrounding areas

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

guide price

£260,000

Front Garden

A low-maintenance front garden laid to paving, enclosed by fencing to both sides and a brick boundary wall.

Lounge

15' x 13' 2" (4.57m x 4.01m)
An inviting lounge featuring elegant wooden floorboards and a distinguished fireplace, with a radiator providing comfortable, efficient heating.

Kitchen

13' 1" x 12' 10" (3.99m x 3.91m)
A spacious kitchen fitted with white units and contrasting black laminate worktops, featuring a four-ring gas hob, built-under oven and tiled splashback. Additional features include an undermount fridge, wall-mounted boiler and a radiator, creating a practical and well-appointed cooking space.

Bedroom 1

11' 11" x 8' 10" (3.63m x 2.69m)
A spacious bedroom featuring fitted carpet and a Velux window to the front, with built-in drawers and a radiator providing comfort and practicality.

Bedroom 2

10' 3" x 8' 2" (3.12m x 2.49m)
A spacious double bedroom featuring fitted carpet, a Velux window, built-in drawers and a loft hatch, with a radiator.

Bedroom 3

13' x 8' 1" (3.96m x 2.46m)
A well-proportioned double bedroom featuring a rear-facing window, built-in storage and a radiator.

Bedroom 4

13' 2" x 8' (4.01m x 2.44m)
A spacious double bedroom featuring fitted carpet, a radiator and built-in furniture

Bathroom 1

A welcoming bathroom featuring a lino floor, pedestal washbasin and built-in storage, with a panelled bath. A front-facing window provides natural light.

Bathroom 2

A second bathroom featuring a lino floor, a front-facing window, a shower enclosure and a pedestal washbasin, complemented by a towel radiator.

Basement

A spacious and dry basement with a front access door and front-facing window, offering useful storage space and housing the gas meter.

Rear Garden

A spacious rear garden laid to concrete, enclosed by fencing to both sides.



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Property Ref:

HEA109728 - 0006

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