



St Ives Mount, Armley LEEDS LS12 3RP

welcome to

St Ives Mount, Armley LEEDS

Substantial four-bedroom Victorian through terrace offering deceptively spacious accommodation across four floors. Featuring high ceilings, generous room sizes, a spacious lounge, dining kitchen, modern bathroom, useful cellar, recently installed gas boiler and enclosed rear yard.



Property Information

Situated in the heart of Armley, this substantial Victorian through terrace offers deceptively spacious accommodation arranged over four floors. Boasting four bedrooms, high ceilings, generous room proportions and a recently installed gas central heating boiler, this characterful home provides excellent space for families, first-time buyers and investors alike.

The property benefits from a welcoming entrance porch, a spacious lounge, fitted dining kitchen, useful cellar with utility plumbing, a modern bathroom suite and an enclosed rear yard. Conveniently positioned close to local schools, parks, transport links and the Leeds Cycle Superhighway, the property combines period charm with modern practicality. Offered with no onward chain.

Entrance Porch

A useful entrance porch with front entrance door and laminate flooring, providing a practical space before entering the main living accommodation.

Lounge

A generously proportioned reception room featuring impressive high ceilings, laminate flooring and ample space for both seating and entertaining.

Dining Kitchen

Situated to the rear of the property, the spacious dining kitchen is fitted with a range of wall and base units, complementary work surfaces, extractor fan and laminate flooring. There is ample room for a dining table, making it an ideal family space.

Cellar

Accessed directly from the kitchen, the cellar provides excellent storage and utility space with plumbing for a washing machine and direct access to the rear yard.

Bedroom One

A large double bedroom with high ceilings and laminate flooring.

Bedroom Two

A spacious double bedroom positioned to the rear elevation with laminate flooring.

Bathroom

Recently refitted with a modern white suite comprising bath with shower over, wash hand basin and WC. Finished with tiled walls, tiled flooring and a heated towel rail.

Bedroom Three

A further double bedroom offering excellent space and laminate flooring.

Bedroom Four

A versatile bedroom currently offering space for a single bed, home office or nursery, complete with laminate flooring.

Outside

To the rear of the property is a yard area, providing a low-maintenance outdoor space.

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.

Agents Note

Please be advised that the property is currently unregistered with HM Land Registry and does not presently have a registered title number. Title documentation will be provided by the seller's solicitors, and any prospective purchaser is advised to make their own enquiries through their legal representative regarding the title and registration process.



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St Ives Mount, Armley LEEDS

- Large 4 bedroom Victorian Through Terrace
- High Ceilings & Character Features
- Modern Bathroom Suite
- Cellar
- Recently Installed Gas Boiler

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117313 - 0002

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