



Cecil Mount, LEEDS LS12 2AP

welcome to

Cecil Mount, LEEDS

The property is ideally positioned opposite Armley Park and within walking distance of a wide range of local amenities, including the shops and services along Armley Town Street. The area benefits from regular bus routes into Leeds city centre and easy access to the cycle superhighway, making it per



Property Information

Situated in a highly convenient location, this two-bedroom terraced property is offered for sale with no onward chain and is ready for occupancy. Recently refreshed, the home benefits from a modern bathroom and kitchen and is ideal for first-time buyers or investors. The property is entered via a front entrance door leading into a bright lounge with laminate flooring. To the rear is a kitchen fitted with units, gas hob and oven, and lino flooring, with access to the rear yard. A useful cellar houses the Ideal boiler, which remains under warranty. To the first floor, bedroom one is a well-proportioned double room, while bedroom two features high ceilings and has been newly decorated, benefitting from a separate area for wardrobes or eaves storage. The bathroom has been stylishly upgraded and now includes a freestanding bath and shower, creating a modern and attractive space. Externally, the property enjoys an enclosed rear yard, ideal for low-maintenance outdoor use.

Lounge

Accessed via the front entrance door, the lounge is a bright and welcoming space featuring laminate flooring, providing a modern and low-maintenance living area.

Kitchen

Located to the rear, the kitchen is fitted with a range of units and includes a gas hob and oven, along with lino flooring. There is access to the rear yard from here.

Cellar

A useful storage space housing the Ideal boiler (under warranty), ideal for additional household storage.

Bedroom One

A well-proportioned double bedroom, offering ample space for furnishings.

Bedroom Two

A unique second bedroom featuring high ceilings, creating a spacious feel. This room has been newly decorated and benefits from a separate area ideal for wardrobes or eaves storage.

Bathroom

A modern bathroom (completed 2026) fitted with a freestanding bath and separate shower, alongside wash basin and WC, finished to a stylish standard.

External

An enclosed yard, providing a low-maintenance outdoor area.



view this property online [williamhbrown.co.uk/Property/PDY116893](https://www.williamhbrown.co.uk/Property/PDY116893)



welcome to

Cecil Mount, LEEDS

- Offered with no onward chain
- Recently refreshed and ready to move into
- Stylish bathroom with freestanding bath
- Useful cellar with Ideal boiler (under warranty)
- Enclosed yard - Low maintenance

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116893



Property Ref:
PDY116893 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk