



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	62
<small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>	

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# Stoneacre Properties

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St. Hildas Mount, LS9 0BY

£1,295

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Offered to let is this three bedroom mid terrace property located on St Hildas Mount. This is an ideal property for someone looking for a spacious family home. Located close to Leeds City Centre this is a property not to be missed. Briefly comprises of: porch, entrance, living area/kitchen/dining area, first floor landing, bedroom one, bathroom, second floor landing, two bedrooms. The property also has a basement with its own entrance door that boasts a great additional space that could be used in a variety of ways including a utility. It also provides an additional shower room. Viewings are highly recommended on this well maintained property.

- MID TERRACE HOUSE
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- GOOD TRANSPORT LINKS
- BASEMENT WITH EXTERNAL DOOR AND SHOWER ROOM
- EPC D

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## PORCH

Door to the front elevation.

## ENTRANCE

Door to the front elevation.

## LIVING AREA/KITCHEN/DINING AREA

Two double glazed windows to the front elevation. Range of wall and base units. Integrated oven with electric hob and extractor fan above. Sink and drainer. Plumbing for washing machine. Space for fridge/freezer. Door off leading to basement. Stairs leading to first floor landing.



## FIRST FLOOR LANDING

Doors off leading to bedroom one and bathroom. Stairs leading to second floor landing.

## BEDROOM ONE

Double glazed window to the front elevation. Central heating radiator. Fitted wardrobes.



## SHOWER ROOM

Double glazed frosted window to the front elevation. Low flush w.c. Wash hand basin. Shower cubicle. Central heating radiator.



## SECOND FLOOR LANDING

Storage cupboards.

## BEDROOM TWO

Double glazed window to the front elevation. Central heating radiator. Fitted wardrobes/storage.

## BEDROOM THREE

Double glazed window to the front elevation. Fitted storage cupboards. Central heating radiator.

## UTILITY/BASEMENT

The basement offers a great additional space with its own access. Plumbing for utilities. Shower room.

## BATHROOM

Shower cubicle. Low flush w.c. Wash hand basin. Central heating radiator.

## EXTERNAL



On street parking.

