



**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.



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## 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

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY116893 - 0003

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