



6 LYNWOOD MOUNT

LEEDS, LS12 4AX

£420,000
FREEHOLD

This substantial detached home formed by combining two semi-detached houses, creating a spacious and versatile detached property ideal for modern family living. Set on a quiet cul-de-sac, the property offers generous accommodation throughout with well-proportioned rooms and plenty of natural light. Externally, it benefits from a large garden, perfect for outdoor living and entertaining, while also being conveniently located for local amenities, schools, and transport links.

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- Spacious Property • Large Kitchen
- Diner • Family Home • Large Low Maintenance
- Garden • Parking • Shed • Outside
- Office • Garage • Cul De Sac • Call The Office

For a Viewing



Situated within a quiet cul-de-sac in the ever-popular Wortley area of Leeds, this unique and substantial four-bedroom detached residence presents an outstanding opportunity for families and buyers seeking generous, versatile living space within easy reach of the city centre.

Originally formed from two semi-detached properties, the home has been thoughtfully combined to create one expansive and well-balanced residence. It offers a flexible layout perfectly suited to modern family life, with well-proportioned rooms throughout. Multiple reception areas provide ample space for both relaxation and entertaining, while a well-appointed kitchen and two bathrooms add practicality and convenience.

Upstairs, the property boasts four generously sized bedrooms, each benefiting from excellent natural light, creating a bright and welcoming atmosphere throughout. The adaptable layout lends itself perfectly to a variety of needs, including home working, guest accommodation, or growing families.

Externally, the property truly stands out. A large, low-maintenance paved garden provides the ideal setting for outdoor dining, entertaining, or family use. In addition, there is a detached external office building, offering a perfect solution for remote working or running a business from home, along with a separate shed providing valuable additional storage.

Ideally located just a short distance from Leeds City Centre, the property benefits from excellent access to local amenities, reputable schools, and superb transport links, while its cul-de-sac position ensures a peaceful residential setting.

REASONS TO BUY

- Unique detached property (formerly two semi-detached homes)
- Four spacious bedrooms
- Two bathrooms
- Multiple reception rooms
- Large paved garden ideal for entertaining
- External office building – perfect for home working
- Additional storage shed
- Quiet cul-de-sac location
- Close to Leeds City Centre and local amenities
- Excellent transport links

ENVIRONS

The property is conveniently positioned within easy reach of Leeds city centre and its wide range of amenities. Excellent transport links are nearby, with the motorway network approximately 1.5 miles away, making this an ideal location for commuters.

TENURE

We are advised the property is freehold and vacant possession will be granted upon completion.

LOCAL AUTHORITY - Leeds City Council

Early viewing is highly recommended to fully appreciate the space, flexibility, and potential this impressive home has to offer.

For further information or to arrange a viewing, please contact the office on 0113 3500866

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

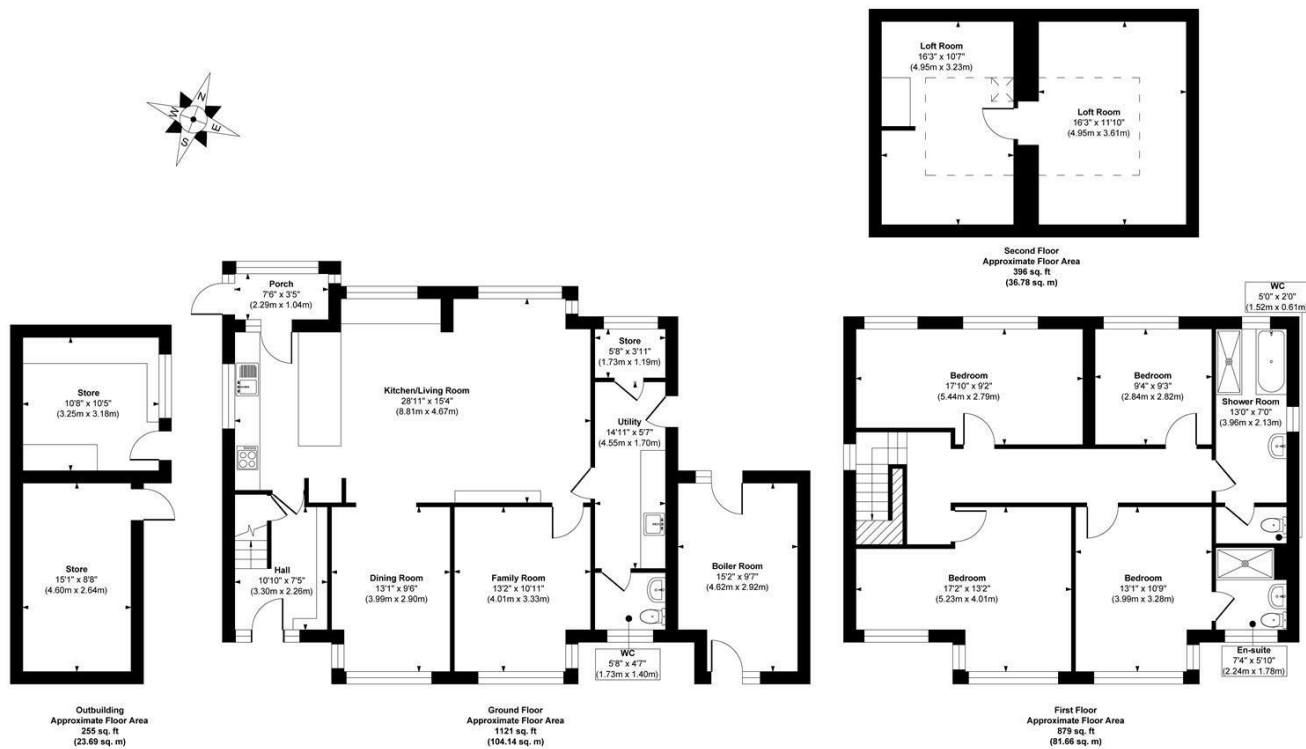
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 2651.00 sq ft

Tenure – Freehold

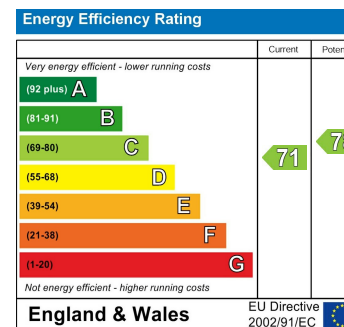
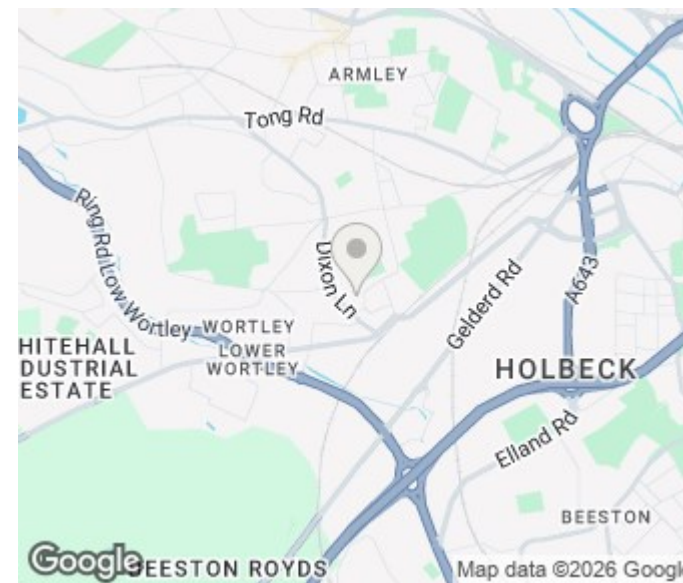




Approx. Gross Internal Floor Area 2651 sq. ft / 246.27 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leeds City Centre
Leeds City Centre
Whitehall Road Leeds
LS12 1FJ

0113 350 0866
citycentre@monroeestateagents.com

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