



**Hill Top Mount, Leeds LS8 4JS**

**welcome to**

## **Hill Top Mount, Leeds**

A spacious four-bedroom mid-terrace home boasting well-proportioned accommodation, front and rear yards and a generous cellar with its own external access. Offering plenty of space throughout, this property presents a fantastic opportunity for a variety of buyers.



## **Ground Floor Porch**

The porch is a practical addition to the home, providing a welcoming entrance.

## **Entrance Hall**

Stairs leading to the first floor.

## **Lounge**

A bright and airy lounge of a good size, benefiting from large front double-glazed windows, a fitted radiator and coving to the ceiling.

## **Kitchen/ Diner**

A spacious kitchen diner featuring a rear double-glazed window and external door, with a further door providing access to the cellar. The kitchen offers a range of wall and base units with ample worktop space incorporating a sink and drainer, along with space for freestanding appliances. There is plenty of room for a dining area, and the room is finished with spotlights to the ceiling.

## **First Floor Bedroom One**

A well-proportioned double bedroom benefiting from a rear double-glazed window and fitted radiator.

## **Bedroom Four**

A double bedroom benefiting from a front double-glazed window and fitted radiator.

## **Bathroom**

The bathroom features a front double-glazed window and fitted radiator, along with a three-piece suite comprising a bath with overhead shower, wash basin and toilet. The room is finished with fully tiled walls and flooring, complemented by spotlights to the ceiling.

## **Second Floor Bedroom Two**

A well-proportioned double bedroom benefiting from a rear double-glazed window and fitted

radiator.

## **Bedroom Three**

A double bedroom benefiting from a front double-glazed window and fitted radiator.

## **Cellar**

A large cellar offering excellent additional space, accessible via a door from the kitchen as well as a separate external entrance from the rear yard.

## **External**

Externally, the property benefits from a low-maintenance front yard with a boundary wall. To the rear is a fully enclosed, low-maintenance yard with surrounding walls, gated access and steps leading to the rear door.

## **Agent Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.



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## Hill Top Mount, Leeds

- MID TERRACE
- FOUR BEDROOMS
- LARGE CELLAR WITH EXTERNAL DOOR
- FRONT AND REAR YARDS
- POPULAR RESIDENTIAL LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAK110051 - 0003

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