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Tilbury Mount, Leeds, LS11



2



1



1



EPC

D

Asking Price: £119,000

Freehold



Tilbury Mount, Leeds, LS11 0DB

2 bedrooms
1 bathrooms
1 reception rooms

Asking Price: £119,000

- • Two-bedroom terraced home
- • Good overall condition throughout
- • Basement storage or workspace potential
- • Near White Rose Shopping Centre
- • Close to Elland Road stadium
- • Easy access to Leeds city centre
- • Frequent local bus services
- • Multi-level accommodation layout

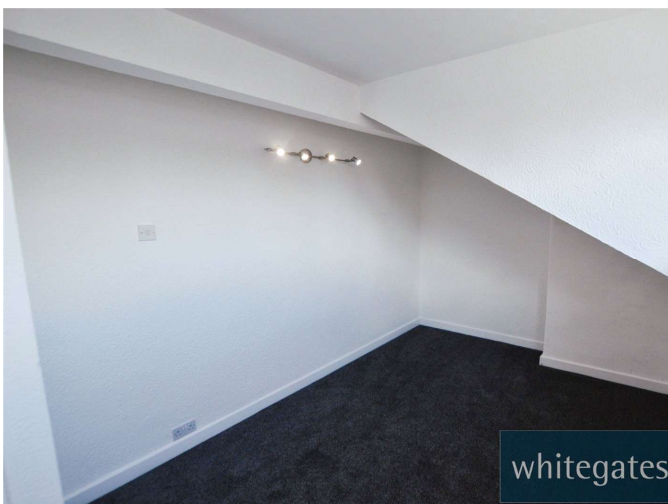
Council Tax Band: A

Whitegates is delighted to present this well-maintained two-bedroom terraced house, ideally situated in a popular Leeds location, offering convenient access to transport links and leisure facilities. This property is perfectly suited to first-time buyers, families and investors alike, providing comfortable and practical living accommodation arranged over multiple levels.

Upon entering, the ground floor offers a well-proportioned reception room, creating a welcoming space for relaxing and entertaining. The fitted kitchen provides a practical and functional area suited to everyday living.

Upstairs, the property comprises two generously sized bedrooms, offering comfortable accommodation for a range of buyers. The layout is completed by a family bathroom.

The property also benefits from a useful basement, providing excellent additional space for storage or a versatile workspace, subject to any necessary consents.



With an EPC rating of D and Council Tax Band A, this home offers an affordable opportunity for a range of buyers.

The property is conveniently located close to the White Rose Shopping Centre, offering an excellent selection of shops, restaurants and leisure facilities. Elland Road stadium is also located nearby.

Leeds city centre is easily accessible via regular bus routes, providing access to a wide range of shopping, dining and leisure facilities, as well as Leeds railway station with direct rail connections to destinations including Manchester, York, Sheffield and London. The area also benefits from convenient access to major road and motorway networks, making it ideal for commuters.

An excellent opportunity to acquire a well-located home in a popular area. Early viewing is highly recommended. Please contact us today to arrange your viewing.

Lounge

13'8" x 12'2" approx. (4.17m x 3.7m approx.)

Double glazed window and entrance door to front.
Stairs to first floor. Radiator.

Kitchen

4'9" x 10'10" approx. (1.45m x 3.3m approx.)

Range of base and wall mounted units and cupboards. Single drainer sink unit with mixer tap over. Gas cooker and cooker hood. Fridge freezer. Part tiled walls with double glazed window to front. Laminate flooring.

Bedroom One

11'11" (3.63) x 10'5" (3.18) approx.

Double glazed window to front. Built in wardrobe. Radiator.

Bedroom Two

8'7" x 13'9" approx. (2.62m x 4.2m approx.)

Double glazed window to front. Radiator.

Bathroom

Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin and low level W.C. Part tiled walls with double glazed window to front. Radiator.

Front Garden

Paved. Brick and fence boundaries with gated access. Stairs leading down to cellar.

Council tax band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

