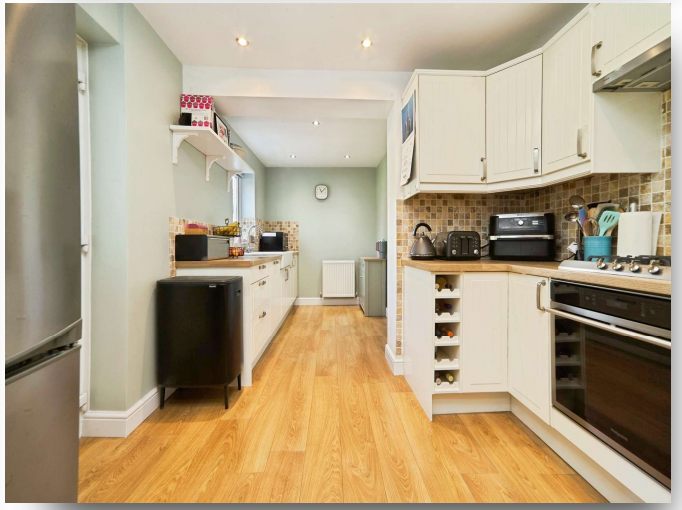






Fearnville Mount,LEEDS LS8 3DW

william
h brown

welcome to

Fearnville Mount, LEEDS

A beautifully presented four-bedroom semi-detached home offering spacious and versatile accommodation throughout. Featuring well-maintained interiors, excellent outdoor space, and ample off-street parking, this fantastic family home is not to be missed. Early viewing is highly recommended.













Ground Floor
Entrance Hall
Stairs leading to the first floor.

Lounge/ Dining Area
A spacious lounge/dining room is a bright and versatile living space, featuring a front double glazed window and fitted radiator. There is ample room for both lounge and dining furniture. Sliding patio doors to the rear provide access to the conservatory while allowing plenty of natural light to flow through the room, creating a warm and welcoming atmosphere.

Kitchen
The kitchen is fitted with a range of modern wall and base units, complemented by work surfaces and a stylish tiled splashback. Features include an integrated oven, gas hob with extractor hood above, Belfast-style sink, and ample storage space. A rear-facing double glazed window allows plenty of natural light into the room, while recessed spotlights and contemporary décor create a bright and welcoming feel. The kitchen also benefits from a fitted radiator and provides a practical layout.

Conservatory
The conservatory is a fantastic addition to the home, providing a bright and versatile reception space with excellent views over the rear garden. Featuring surrounding double glazed windows, a Velux roof window, and French doors opening onto the garden, the room is flooded with natural light throughout the day. Finished with modern flooring and recessed spotlights.

First Floor
Bedroom One
The principal bedroom is a well-proportioned double room featuring a front double glazed window, fitted radiator. Well presented throughout, the room offers a comfortable and inviting atmosphere and further benefits from the convenience of a private en-suite shower room.

En Suite
The en-suite shower room is stylishly presented and comprises a walk-in shower enclosure, WC, and wash hand basin with mirrored storage cabinet above. A rear double glazed window and contemporary tiling and modern fixtures create a clean and attractive finish throughout.

Bedroom Two
Bedroom Two is a spacious and well-presented double bedroom featuring a front double glazed window and fitted radiator. The room offers ample space and benefits from tasteful décor.

Bedroom Three
Bedroom Three is a well-presented bedroom featuring a rear double glazed window and fitted radiator. The room offers space for a bed and accompanying furniture, making it ideal as a child's bedroom, guest room, or home office.

Bedroom Four
Bedroom Four is a versatile room featuring a rear double glazed window and fitted radiator.

Bathroom
The house bathroom is fitted with a three-piece suite comprising a paneled bath with shower and glass screen, WC, and pedestal wash hand basin. A front double glazed window provides natural light, while fully tiled walls, a chrome heated towel rail, and attractive flooring create a practical and well-presented space.

Garage
The integral garage provides excellent storage space and offers potential for secure vehicle parking. Benefiting from an up-and-over door to the front, power and lighting, the garage is a practical addition to the property.

External
Externally, the property benefits from a driveway to the front, providing off-street parking, alongside a low-maintenance graveled area. To the rear is a fantastic-sized, fully enclosed garden, predominantly laid to lawn with attractive planted borders and a raised section to the rear. Offering plenty of space. This impressive garden provides a wonderful outdoor environment.

Agents 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.

welcome to

Fearnville Mount, LEEDS

- SEMI DETACHED
- FOUR BEDROOMS
- DRIVEWAY AND GARAGE
- BEAUTIFULLY PRESENTED ENCLOSED REAR GARDENS
- MASTER BEDROOM EN SUITE

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109369

The Property Ombudsman

Property Ref:
OAK109369 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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