



Sholebroke Mount, Leeds LS7 3HG

welcome to

Sholebroke Mount, Leeds

Coming to the market with NO ONWARD CHAIN, this mid-terrace property has been renovated to an exceptional standard. The property boasts five well-proportioned bedrooms, three stylish bathrooms, and a generously sized basement, offering impressive versatility and space throughout.



Sholebroke Mount

Ground Floor

Entrance Hallway

A bright and welcoming entrance sets the tone, with neutral décor and elegant herringbone flooring flowing seamlessly throughout the space.

Lounge

A spacious and inviting room featuring large double-glazed bay windows to the front and a fitted radiator. The space feels bright and welcoming, enhanced by elegant wall paneling, high ceilings, and soft neutral carpet flooring.

Kitchen/ Diner

At the heart of the home, this spacious kitchen-diner offers an impressive layout, complete with a fitted radiator, two large double-glazed rear windows, and an external door leading directly to the garden. The kitchen feels modern and refreshing, featuring ample wall and base units, integrated appliances, stylish herringbone flooring, and sleek ceiling spotlights.

W.C

A great addition to the home, this convenient W.C. features a modern toilet, a wash basin, and stylish herringbone flooring.

First Floor Bedroom One

A spacious double bedroom complete with its own en-suite. The room features a rear double-glazed window, a fitted radiator, and is finished with soft carpet flooring.

En Suite

The en-suite includes a shower cubicle, toilet, and wash basin, complemented by a fitted LED mirror.

Bedroom Four

A spacious double bedroom featuring a front double-glazed window and a fitted radiator, finished with soft carpet flooring.

Bedroom Five

A single bedroom featuring a front double-glazed window and a fitted radiator, finished with soft carpet flooring.

Bathroom

An impressive family bathroom featuring a rear double-glazed window. The space includes a luxurious freestanding bath, a separate shower cubicle with dual waterfall showers, and a double floating vanity with built-in storage. Stunning tiling flows throughout, complemented by ceiling spotlights and a fitted LED mirror.

Second Floor Bedroom Two

A well-proportioned double bedroom featuring a fitted radiator and a roof window, with the added benefit of its own en-suite.

En Suite

A fantastic addition to the home, this en-suite features a shower cubicle with dual waterfall heads, a vanity sink with storage, a toilet, and a fitted chrome radiator.

Bedroom Three

A double bedroom featuring a fitted radiator and a roof window, finished with soft carpet flooring.

Basement

A fantastic addition to the home, the basement can be accessed either through an external door from the rear yard or via an internal door from the entrance hall. The space also benefits from a rear double-glazed window. With its own independent external entrance, the basement offers strong potential for conversion into an additional flat or versatile living space. STPP

External

The property benefits from both front and rear enclosed yards. Both are low-maintenance, with the rear yard offering a particularly good amount of space.

Agent Notes

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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welcome to

Sholebroke Mount, Leeds

- NO CHAIN
- IMPRESSIVE MID THROUGH TERRACE
- FIVE BEDROOMS
- NEWLY RENOVATED THROUGHOUT TO A HIGH STANDARD
- THREE BATHROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109290 - 0005

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