



**St. Michaels Villas, Leeds LS6 3AF**

welcome to

## St. Michaels Villas, Leeds

- Fully renovated period home with original features and herringbone flooring to the ground floor
- Five spacious bedrooms with a box room perfect as a study or potential extra bathroom.
- Resident-only permit parking for two vehicles, plus one guest permit.
- Wired internet sockets in every room and fibre-optic connectivity in the basement
- Flexible basement rooms for office, utility and storage use

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

guide price

**£475,000**

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Property Ref:  
HEA109756 - 0013

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### Front Garden

### Lounge

16' x 13' 9" ( 4.88m x 4.19m )

### Dining Room

15' x 11' 4" ( 4.57m x 3.45m )

### Kitchen

15' 10" x 10' 8" ( 4.83m x 3.25m )

### Landing

### Bedroom 1

17' 5" x 13' 2" ( 5.31m x 4.01m )

### En-Suite

### Bedroom 2

13' 5" x 11' 2" ( 4.09m x 3.40m )

### Bedroom 3

10' 8" x 6' 7" ( 3.25m x 2.01m )

### Bathroom



### Loft Landing

### Bedroom 4

17' 5" x 10' 4" ( 5.31m x 3.15m )

### Bedroom 5

13' 6" x 10' 8" ( 4.11m x 3.25m )

### Box Room

6' 8" x 6' ( 2.03m x 1.83m )

### Basement Office

### Basement Utility

### Basement Storage

### Rear Garden

**Not for marketing purposes INTERNAL USE ONLY**



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