



**31 St. Anns Mount**

**Leeds, LS4 2PH**

**£225,000**





- Stunning Elevated Terrace
- Three Double Bedrooms
- Excellent Location
- Chain Free
- End Terrace

- Excellent Student Parent Purchase
- Fantastic Rental Yield
- Great for First Time Buyers
- Ideal Investment Property
- Recently Renovated

## Property Summary

A FABULOUS THREE BEDROOMED ELEVATED TERRACE CLOSE TO LOCAL SHOPS, PARKLAND, TRAIN STATION AND WITHIN EASY REACH OF HEADINGLEY & LEEDS CITY CENTRE.

This stunning home briefly comprises; a living room with bay window, a modern fitted galley kitchen with built-in gas hob and electric oven. Off the Kitchen is the lower ground floor with large bedroom and ensuite. On the first floor, there is a large double bedroom and stunning house bathroom. A generous 2nd double bedroom with dormer window floorboards is situated on the top floor with attractive roof top views. The property was fully renovated in 2019 and currently generates a rental yield of 6.9%.

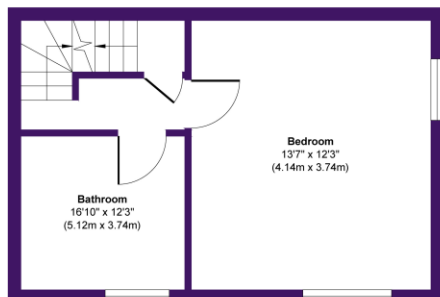
Externally the property enjoys a sunny afternoon aspect where there is a delightful garden with small lawn surrounded by well stocked raised beds and access to a useful under steps store cupboard.

Internal inspection is highly recommended of this much-loved family home.

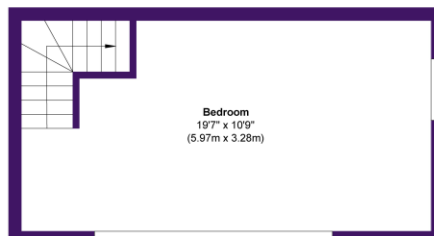




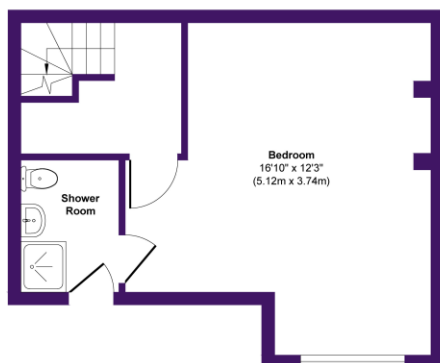
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



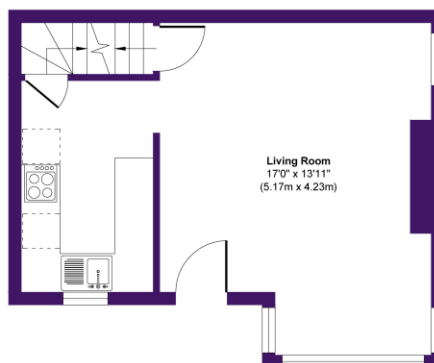
**First Floor**  
Approximate Floor Area  
287 sq. ft.  
(26.74 sq. m)



**Second Floor**  
Approximate Floor Area  
225 sq. ft.  
(20.93 sq. m)



**Lower Ground Floor**  
Approximate Floor Area  
313 sq. ft.  
(28.13 sq. m)



**Ground Floor**  
Approximate Floor Area  
313 sq. ft.  
(28.13 sq. m)

**Approx. Gross Internal Floor Area 1138 sq. ft / 105.93 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Coburg House  
St Andrews Court  
Leeds  
West Yorkshire  
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0113 322 9533

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