



2 Bed
Cottage
located in
Leeds

Offers In Excess Of
£310,000



LOGIC
REAL ESTATE

Malvern Mews
Monk Fryston
Leeds
LS25 5DX



Acquired as a project by a local builder in 2024, fully renovated, and until recently the property was tenanted, but is now unoccupied/vacant and ready for someone to move in immediately! NO CHAIN. Ideal first time home / professional couple with stunning fixtures and fittings.

Acquired as a project by a local builder in 2024, fully renovated, and until recently the property was tenanted, but is now unoccupied/vacant and ready for someone to move in immediately! NO CHAIN. Ideal first time home / professional couple with stunning fixtures and fittings. Kitchen With a range of wall and base shaker style units, incorporating work surfaces and a breakfast bar. Integrated appliances include fridge freezer dishwasher and washing machine along with a wine cooler. Unmounted Belfast sink with a mixer tap. The stainless steel cooker is a real feature of the room with a double cooker below and gas hob with extractor fan over. There is a timber front door and double glazed window to the front elevation which overlook the front garden. The flooring is LVT flooring and there are spotlights to the ceiling. There is a door to the downstairs toilet and stair staircase that will lead you to the first floor. Open access wraparound into the lounge. Solid oak staircase and glass paneling. Timber ceiling beams. Under stairs bespoke storage cupboards. Wc Floating wall mounted WC with a brass flush system . Sink with wall mounted floating brass mixer taps. There is a gas central heated designer radiator. Wall paneling along with feature tiling behind the sink, wall mounted extractor fan and spotlights to the ceiling. Lounge Open from the kitchen area with timber ceiling beams. Spotlights to the ceiling and matching Lvt wooden herringbone flooring. There is a double glazed window to the front elevation along with a timber entrance door. Fire place with log burner and timber mantle beam above. Designer radiator. Landing Access to two bedrooms and an office room. Access to the bathroom. Ceilings windows and timber beams and feature lighting. Oak banister with glass patricians. Loft access Bedroom one Double glazed window to the front elevation. Central heated radiator. Fitted wardrobe and ceiling beams. Bedroom two Double glazed window to the front elevation. Central heated radiator. Wall

paneling. Fitted wardrobe and ceiling beams. Office Central heated radiator. Bathroom Bath tub with brass mixer tap and separate shower cubicle , brass finishes and fixtures. Brass Central heated towel radiator. Sink with mixer tap. Extractor fan and feature led mirror with feature lighting. Wall paneling and velux ceiling window. Garden To the front there is a lawned private enclosed garden with patio areas and a separate parking space and garage.





Approximate total area⁽¹⁾
369.1 ft²
34.29 m²

WC
4'8" x 2'11"
1.44 x 0.90 m

Living Room
17'5" x 10'0"
5.32 x 3.05 m

Kitchen
8'7" x 10'6"
2.62 x 3.22 m

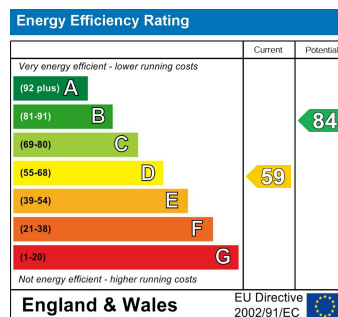
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI 360

Floor 0



CONTACT

148 Southgate
Pontefract
West Yorkshire
WF8 1QT

E: info@logicrealestate.co.uk
T: 01977 700595

LOGIC
REAL ESTATE