



6 Queenswood Mount, Leeds, LS6 3NU

A three bedroom semi-detached house for sale on a quiet cul-de-sac in Headingley. With spacious gardens to the front and rear of the property and off street parking for multiple vehicles, this home is perfect for a family!

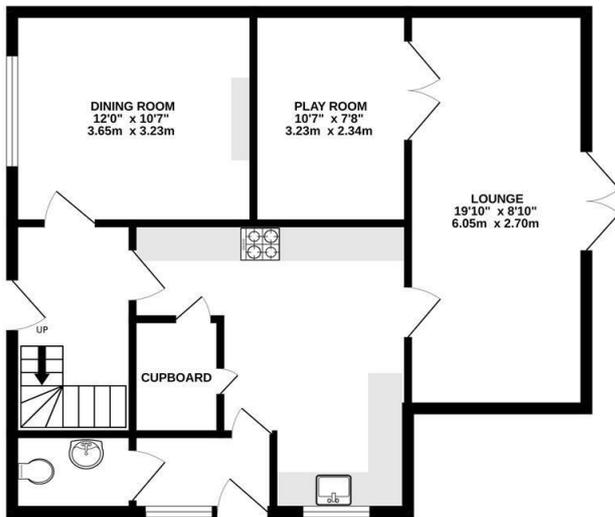
The ground floor comprises a generous kitchen with under-counter and over head storage. Side access from the kitchen also comprises a porch area. The living room to the rear of the property has a feature fireplace and French doors access to the rear garden. A separate snug area with fitted storage is accessed through the living room. To the front of the house, a dining room is accessed from a hallway.

Upstairs, there are two double bedrooms, with the master comprising fitted storage and views across the back garden. A third room is used as a single bedroom. The house bathroom contains a sink, WC and bath with shower over.

- Quiet Cul De Sac
- Off Street Parking
- Large Garden
- Two Reception Rooms

£249,950

GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Tel: