



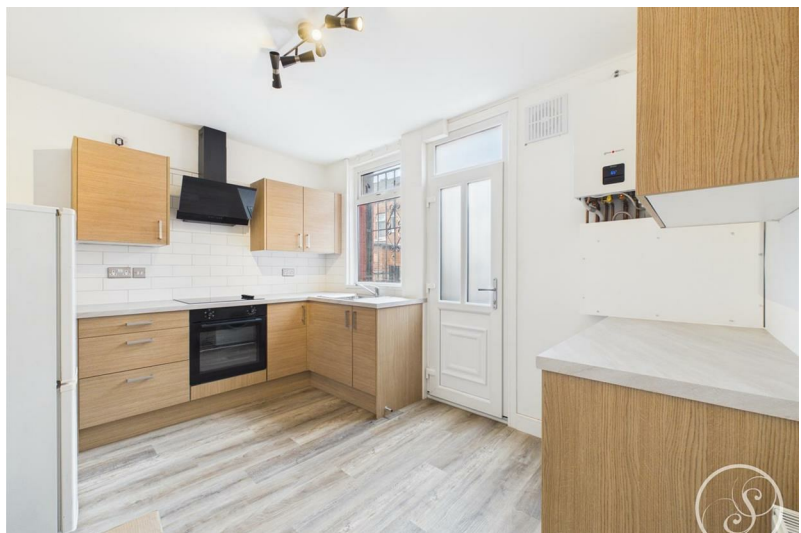
Stoneacre
Properties



Nowell Mount

Leeds, LS9 6HW

£175,000



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Entrance

Entering the property you are welcomed into the living room.

Living Room

Spacious living room with a large double glazed window which floods the room with natural light. The living room leads through to the kitchen.

Kitchen

Newly installed kitchen is made up of wall and base units with integrated oven, electric hob with extractor above, sink with drainer, space for fridge/freezer, and space / plumbing for washing machine. There is also a large under stairs storage cupboard and access out to the rear garden.

Bedroom 1

Spacious double bedroom to the first floor with ample space for bedroom furniture.

Bedroom 2

Second spacious bedroom to the first floor.

Bathroom

Newly installed tiled bathroom, comprising walk in shower, toilet and sink.

Bedroom 3

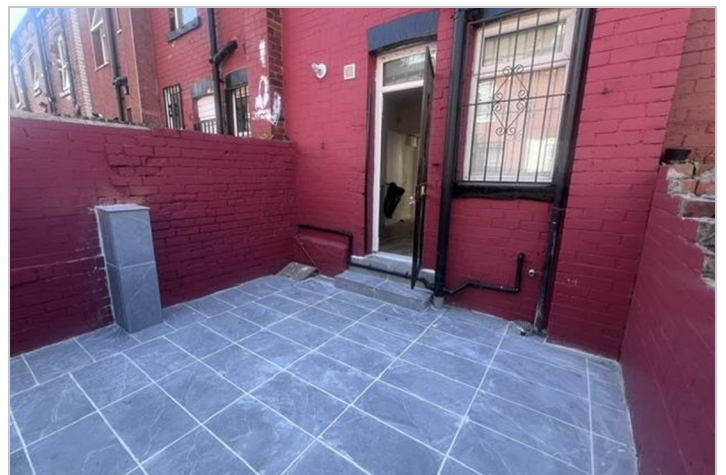
Large double bedroom situated to the second floor of the property.

Bedroom 4

Fourth spacious bedroom again to the second floor.

External

On street parking to front of the property, to the rear is a private enclosed courtyard garden that has recently been repaved.



A Google Map snippet showing a residential street layout. A red location pin is placed on Nowell Mount. Other visible streets include Nowell Grove, Nowell Terrace, Harehills Ln, Buller Grove, and B6159. The Google logo and 'Map data ©2026' are visible at the bottom.

A map snippet from Google Maps showing the Harehills area. A red location pin is placed on York Rd, just north of the Osmondthorpe area. The map shows green spaces, roads, and the boundary between Harehills and Osmondthorpe. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

Floor 0

- Living Room: 3.70 x 4.26 m (12'1" x 13'11")
- Kitchen: 3.67 x 2.84 m (12'0" x 9'3")
- Hallway: 0.82 x 0.77 m (2'8" x 2'6")
- Rear Extension: 2.45 x 0.79 m (8'0" x 2'7")

Floor 1

- Bedroom: 3.72 x 3.51 m (12'2" x 11'6")
- Landing: 3.72 x 1.59 m (12'2" x 5'3")
- Bedroom: 2.30 x 2.75 m (7'6" x 9'0")
- Bathroom: 1.26 x 2.83 m (4'1" x 9'3")

Floor 2

- Bedroom: 3.71 x 3.03 m (12'1" x 9'11")
- Landing: 0.72 x 0.77 m (2'4" x 2'6")
- Bedroom: 3.58 x 2.78 m (11'8" x 9'1")

Approximate total area⁽¹⁾

- 77 m²
- 830 ft²

Reduced headroom

- 7.2 m²
- 77 ft²

Legend:

- Reduced headroom
- Below 1.5 m/5 ft

Notes:

- (1) Excluding balconies and terraces.
- Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Please contact our Chapel Allerton Sales Office
on 0113 237 0999 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

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		
Target		84

Environmental Impact (CO₂) Rating

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		
Target		59

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Tel: 0113 237 0999 Email: north@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>