



C a r i s b r o o k e R o a d

Headingley, LS16 5RX



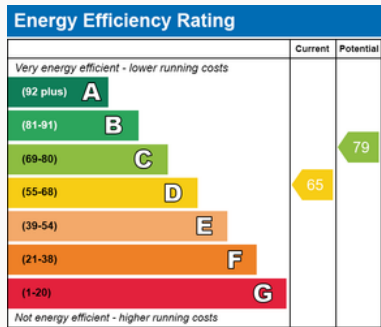
# Introduction

A beautifully presented four-bedroom semi-detached townhouse in a sought-after Headingley location. Flexible ground floor with guest room/office, utility/garage and garden access. Bright lounge and stylish dining kitchen with balconies, principal bedroom with en-suite, plus two further doubles and house bathroom. Sunny garden, driveway, and garage. Recent upgrades include a 2021 Worcester Bosch boiler and modern bathrooms.

PROPERTY TYPE	Town House
BEDROOMS	3/4
RECEPTION ROOMS	2
BATHROOMS	3

# Property Information

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	Rating D with C potential





# Key Features

- Three/Four-bedroom semi-detached townhouse over three floors
- Flexible ground floor guest room or office
- Contemporary kitchen (2021) with integrated appliances
- Bright lounge with Juliet balcony feature
- Principal bedroom with fitted wardrobes and en-suite
- Sunny southwest-facing garden, driveway and garage
- Recent upgrades including 2021 Worcester Bosch boiler
- Council Tax: E / EPC: D















## AREA GUIDE

Headingley is one of Leeds' most vibrant and characterful suburbs, known for its leafy streets, period properties, and buzzing atmosphere. Just a short distance from the city centre, it's a fantastic spot for professionals, families, and students alike.

Home to independent cafés, bars, restaurants, and shops, the area has a lively yet laid-back feel. Beckett Park and nearby Meanwood Valley Trail offer green space for dog walks, runs, and weekend relaxation.

Families benefit from proximity to good local schools, while excellent bus and rail links make commuting easy. With both Leeds Beckett and University of Leeds campuses nearby, the area enjoys a youthful energy balanced by long-standing residents and families.



Primary School - St Chads 500m



Cottage Road Cinema - 500m



Waitrose - 1.4km



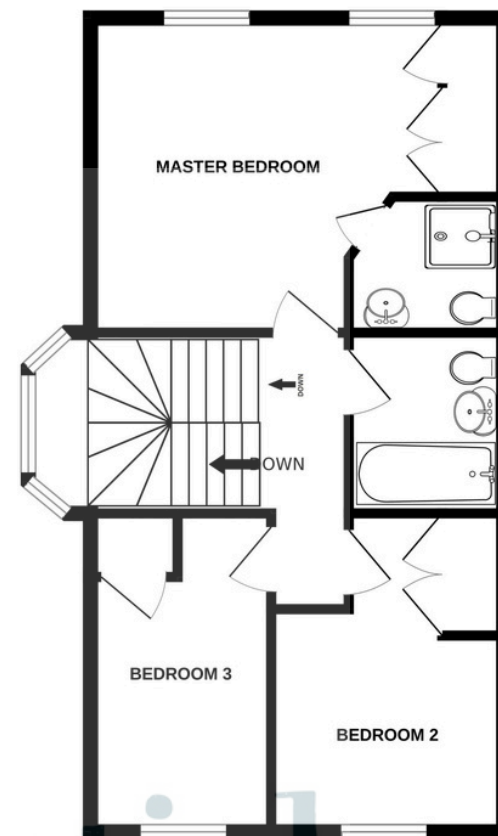
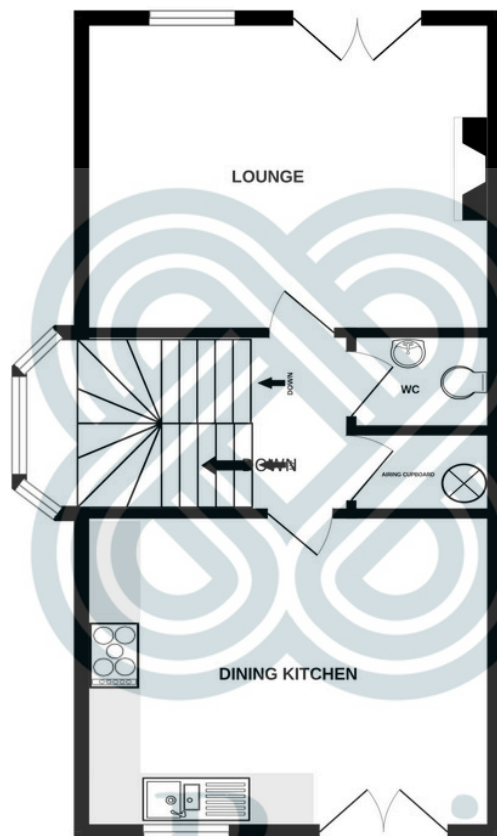
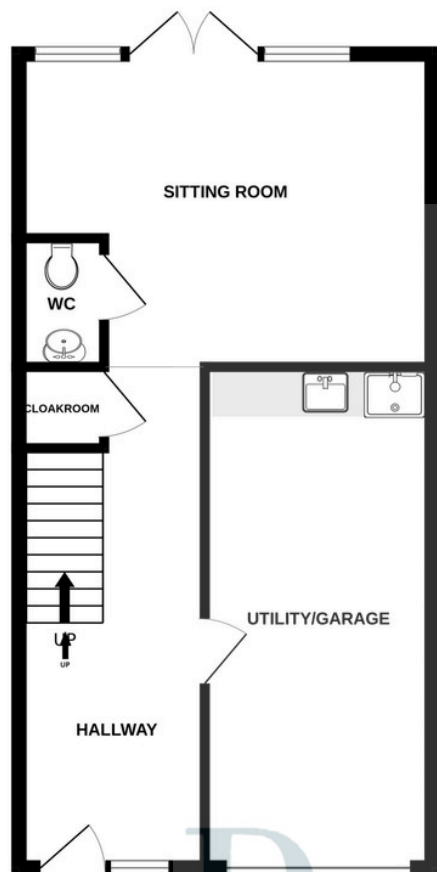
The Village, Hotel and Leisure - 439m



Sainburys - 1km



Bus Stop - 260m



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 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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**General conditions to be noted:**

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not to purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.