

Castlehill

Estate & Letting Agents

65 St Michaels Lane, Leeds
LS6 3BR

£350,000 Region



- Substantial semi-detached
- Six bedrooms, bathroom & shower room
- No chain, ideal family home
- General updating required
- Opposite Headingley Cricket Ground
- Lots of potential!



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk

Your Sales
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North Leeds

A SUBSTANTIAL SIX BEDROOMED SEMI-DETACHED PROPERTY OPPOSITE HEADINGLEY CRICKET GROUND, JUST A FEW MINUTES WALK TO EXTENSIVE AMENITIES AND TRAIN STATION, WITH LEEDS CITY CENTRE WITHIN EASY REACH.

The property has been run as a residential rental for many years but is now offered with no chain, ideal for converting back to a lovely spacious family home.

In need of some general updating, the very generously proportioned accommodation comprises an entrance hall with separate w/c off, a lounge, dining room and a kitchen with two utility rooms off offering scope to open up these rooms into the kitchen and/or make the kitchen open plan to the dining room, subject to relevant consents.

Upstairs, there are three good sized bedrooms, a bathroom and a separate w/c, with three further bedrooms and a shower room w/c on the top floor. Externally, there is a lawned garden to the front, a path to the side leading to an enclosed small low maintenance garden to the rear. There is on street parking available to the front, some on a residents' permit basis and some on time restrictions.

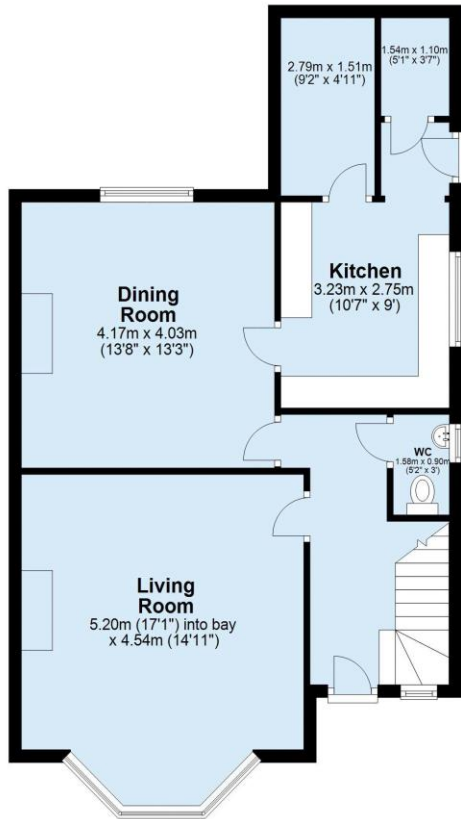
Internal viewing is strongly recommended to appreciate the room proportions and excellent potential to improve the property to buyer's own tastes and standards.





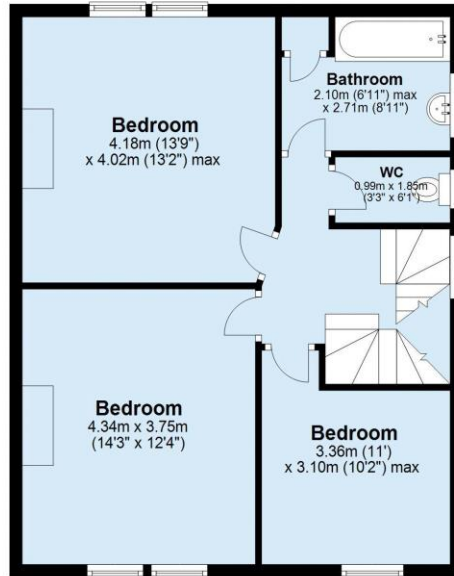
Ground Floor

Approx. 65.1 sq. metres (700.2 sq. feet)



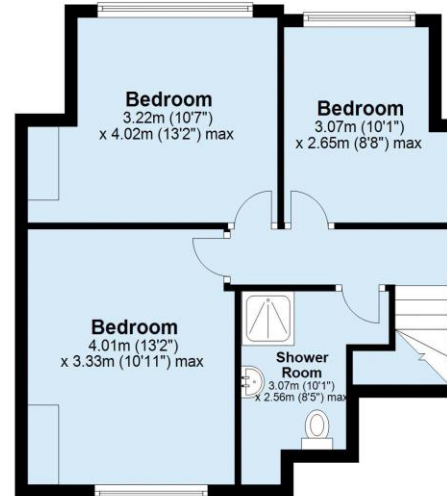
First Floor

Approx. 59.1 sq. metres (636.1 sq. feet)



Second Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Plan produced using PlanUp.

Council Tax Band

D
Possession
Vacant Possession
Tenure
Freehold
AML

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer and we will carry out an electronic identity check. We may also need to request photographic identification and/or proof of address.

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

Houses in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](http://Leeds City Council website) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

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