



- Lovely well presented semi
- Three/four bedrooms
- Attractive leafy location
- Very close to Headingley & amenities
- Off street parking & garage
- Ideal home or investment



A LOVELY SPACIOUS THREE/FOUR BEDROOMED SEMI-DETACHED PROPERTY SITUATED AT THE END OF THIS ATTRACTIVE LEAFY ROAD, IN THIS SOUGHT-AFTER LOCATION IN ONE OF NORTH LEEDS MANY CONSERVATION AREAS, JUST A FEW MINUTES WALK TO THE EXTENSIVE AMENITIES IN HEADINGLEY, ACCESS TO THE MEANWOOD VALLEY TRAIL CLOSE BY AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE UNIVERSITIES.

The well-presented and maintained property offers flexible and spacious accommodation, ideal for either private occupation or investment, briefly comprising a generous entrance hall with w/c off, a downstairs bedroom which could also be used as a dining room, study, play room etc, a spacious lounge and dining area with glazed doors to the rear garden and a large modern fitted dining kitchen.

Upstairs there are three good sized bedrooms, a bathroom with a separate shower enclosure and a separate w/c. The loft is boarded providing useful storage and is accessed via a drop-down ladder on the landing.

Externally, there are lovely landscaped garden to the front with mature planting, a drive for off street parking and a single garage. The garden to the rear is paved and fully enclosed and provides access to a very useful utility/boiler room and a personal door to the garage.

The property is occupied until July 2024, therefore suitable for private occupation with vacant possession from July or investment. There is a certificate of lawful use for C4 and we understand the gas boiler was replaced in 2022 and the single storey flat roof was replaced in 2023.





## Ground Floor

Approx. 91.2 sq. metres (981.3 sq. feet)



## First Floor

Approx. 50.0 sq. metres (538.7 sq. feet)



Total area: approx. 141.2 sq. metres (1520.0 sq. feet)

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

### Tenure

Freehold

### Possession

Subject to existing Tenancy

### Council Tax Band

C

### 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 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 website](http://Leeds City Council website) for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	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.