



£225,000 Region



- Deceptively spacious town house
- Three bedrooms
- Lovely refurbished accommodation
- Close to the city centre & universities
- Ideal investment or first home
- Gardens with potential to improve



A DECEPTIVELY SPACIOUS AND WELL PRESENTED THREE BEDROOMED TOWN HOUSE WITH GARDENS FRONT AND REAR, SITUATED IN THIS VERY CONVENIENT AND POPULAR LOCATION, VERY CLOSE TO LEEDS CITY CENTRE AND THE MAIN UNIVERSITIES.

Offered with no chain, ideal for private occupation or investment.

The gas centrally heated and UPVC double glazed property has been tastefully refurbished offering a light and modern feel, with wood laminate flooring throughout, briefly comprising an entrance hall, a stunning open plan lounge leading to a well fitted dining kitchen on the ground floor. Upstairs, there are two double bedrooms, a single bedroom/study and a shower room w/c. Outside, there is a garden to the front and an enclosed garden to the rear, both of which would benefit from some TLC , but offer great potential to possibly landscape and improve.

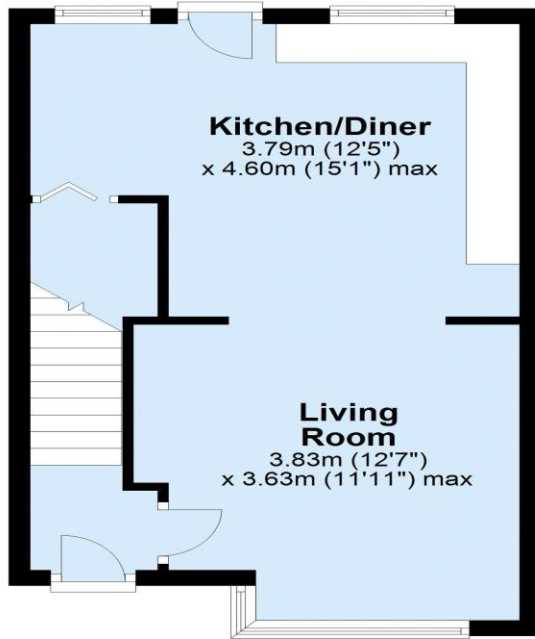
There is on street parking to the front on a residents' permit basis. Internal viewing recommended.





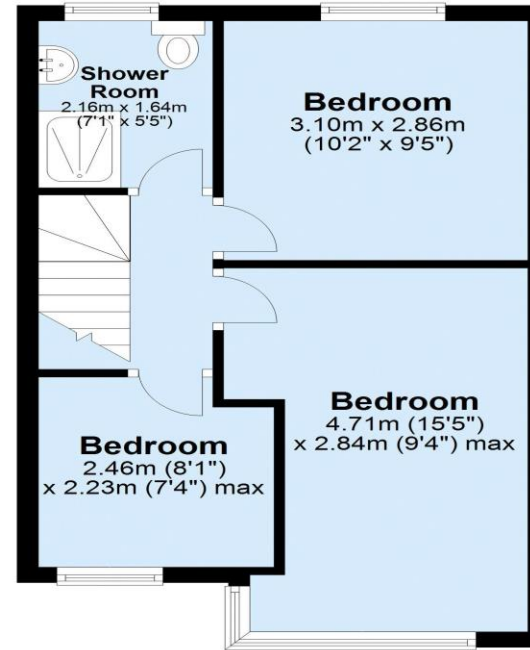
Ground Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.6 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.

Possession

Vacant possession on completion

Council Tax Band

B

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 website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 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.