



£285,000 Region



- Lovely three bedroomed semi-detached
- Close to Headingley & schools
- No chain, ideal first home
- Modern kitchen and shower room
- Potential for further improvement
- Good sized gardens





**AN ATTRACTIVE ELEVATED THREE BEDROOMED SEMI-DETACHED PROPERTY IN ONE OF NORTH LEEDS' LEAFY CONSERVATION AREAS, VERY CONVENIENTLY LOCATED A SHORT WALK INTO THE EXTENSIVE AMENITIES OF HEADINGLEY, LOCAL SCHOOLS, THE MEANWOOD VALLEY TRAIL AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.**

Offered with no chain, this well presented gas centrally heated and mostly UPVC double glazed property would make an ideal first home, comprising an entrance hall, a lounge with a bay window and elevated views, a modern fitted kitchen and a dining room off. There must be potential to perhaps open up the kitchen to the dining room to create a more open plan dining kitchen, possibly also extending to the rear, subject to relevant consents. Upstairs there are two good sized bedrooms, a third single bedroom/study and a modern fully tiled shower room w/c.

Externally, there is a sloping front garden bordered on either side by mature hedging, a path to the side leading to a garden to the rear, again with mature hedging and trees.

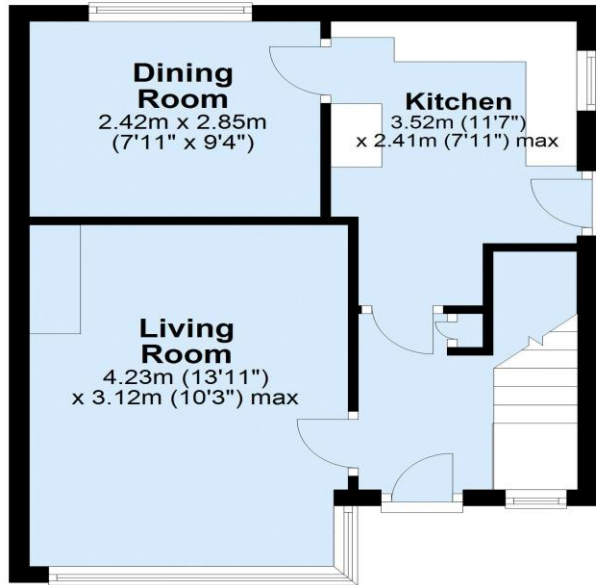






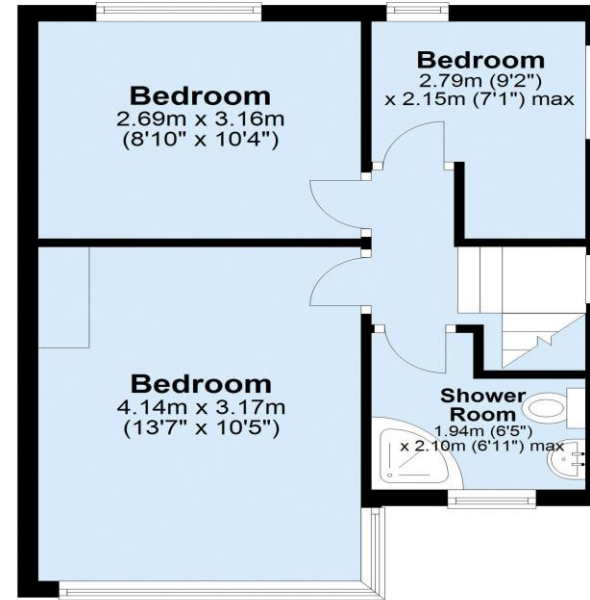
### Ground Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



### First Floor

Approx. 34.9 sq. metres (376.1 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.

**Tenure**  
Freehold  
**Council Tax Band**  
C  
**Possession**  
Vacant possession on completion

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 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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