



- Characterful through terrace
- Four bedrooms, two reception rooms
- Close to train Station & Headingley
- No chain, ideal private home
- Enclosed gardens front & rear
- Lots of potential!



A CHARACTERFUL AND SPACIOUS FOUR BEDROOMED THROUGH TERRACE IDEAL FOR PRIVATE OCCUPATION, VERY CONVENIENTLY SITUATED ON A COBBLED STREET, A FEW MINUTES WALK TO THE CRICKET GROUND, TRAIN STATION AND THE EXTENSIVE AMENITIES IN HEADINGLEY, WITH LEEDS CITY CENTRE AND THE UNIVERSITIES WITHIN EASY REACH.

Offered with no chain, the generous accommodation offers buyers the chance to perhaps further improve to their own tastes and standards, briefly comprising an entrance hall, a lounge with varnished floorboards and a feature fireplace, a dining room also with varnished floorboards, an exposed brick chimney breast and a solid fuel stove. On the lower ground floor, there is a spacious dining kitchen with a tiled floor.

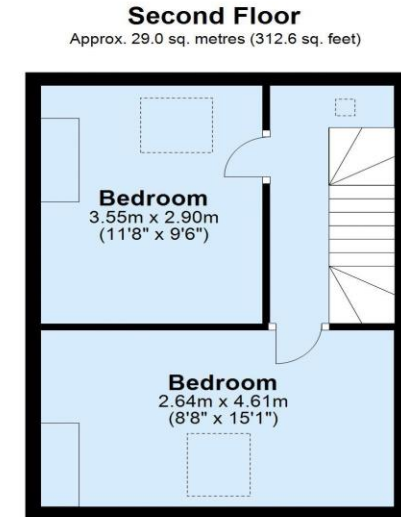
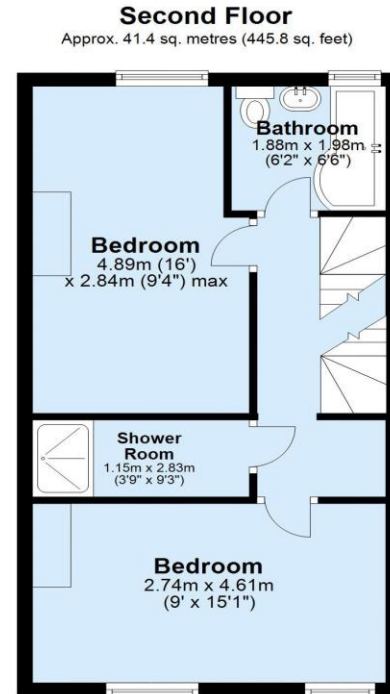
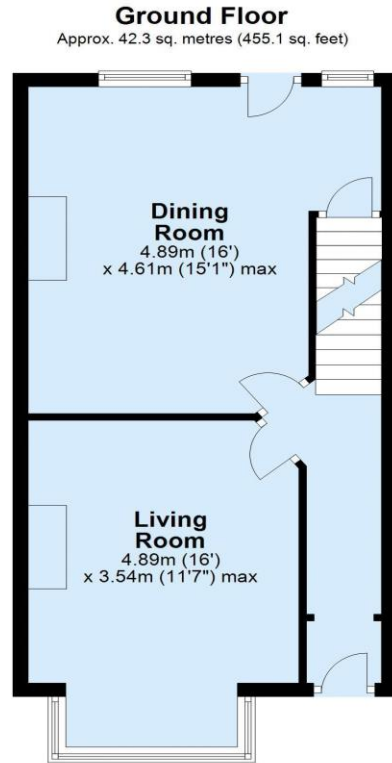
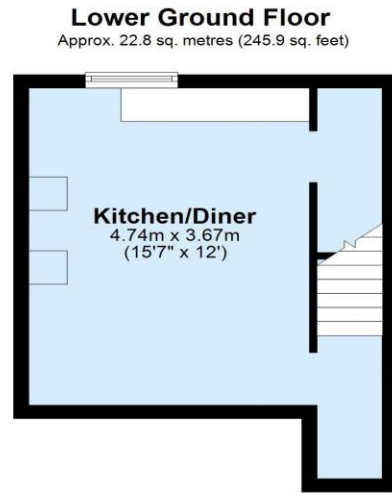
Upstairs there are two good sized bedrooms, a bathroom w/c with contemporary suite and a further room which we understand was previously another shower room and w/c. On the top floor, there are two further generous bedrooms.

Externally there is an enclosed garden to the front with established planting, hedge borders and ample on street parking. There is also a useful enclosed rear yard/garden.

Retaining many original features combined with the seller's artistic and bohemian style décor, the property would suit buyers with similar tastes but also offers excellent potential to update/improve to individual requirements.







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** B **Possession** Vacant

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.

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		69 C
55-68	D		
39-54	E	43 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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