



A SENSIBLY PRICED TWO BEDROOMED BACK TO BACK, PROVIDING HIGHLY CHARACTERFUL & SPACIOUS ACCOMMODATION WITH A PAVED FRONT GARDEN, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO EXTENSIVE AMENITIES ON KIRKSTALL ROAD AND WITH EXCELLENT ACCESS INTO LEEDS CITY CENTRE AND ONTO THE MAJOR ROAD NETWORKS.

Re roofed in 2014, this gas centrally heated & UPVC double glazed elevated property now offers buyers the opportunity improve the decoration to their own tastes and would be ideal first home. It comprises in brief; a lounge with feature fireplace, a fitted kitchen with exposed varnished floorboards, a very useful basement providing good storage and potential for conversion, subject to consents; on the first floor there is a large double bedroom and a modern bathroom with shower over the p-shape bath and a further good sized double bedroom on the top floor. Externally, there is an enclosed paved front garden enjoying a mostly sunny aspect.

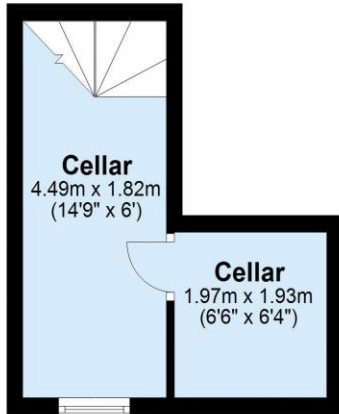
Internal viewing is a must to fully appreciate lovely light & airy home and plenty of original period features, we know buyers love!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

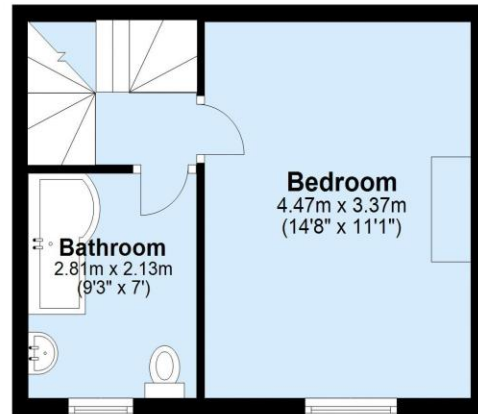
Lower Ground Floor

Approx. 12.2 sq. metres (131.0 sq. feet)



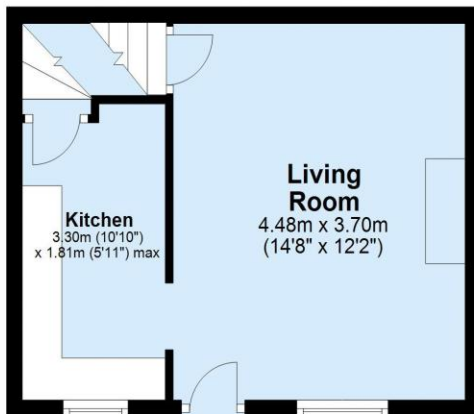
First Floor

Approx. 25.4 sq. metres (273.0 sq. feet)



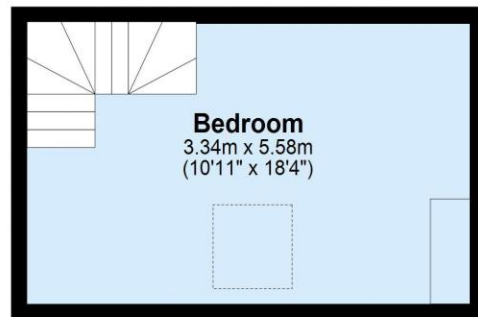
Ground Floor

Approx. 25.1 sq. metres (270.3 sq. feet)



Second Floor

Approx. 18.6 sq. metres (200.6 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.

Tenure

Freehold

Council Tax Band

A

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.

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.

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