



£280,000 Region



- Attractive three bed semi-detached
- Good sized gardens & garage
- No chain, ideal first/family home
- Some updating required
- Lots of potential to improve/extend
- Ample off street parking



OFFERED WITH NO CHAIN, IS THIS WELL MAINTAINED THREE BEDROOMED SEMI-DETACHED PROPERTY WITH GOOD SIZED GARDENS, DRIVE AND DETACHED GARAGE SITUATED IN THIS POPULAR AND VERY CONVENIENT RESIDENTIAL LOCATION, A SHORT WALK TO EITHER HEADINGLEY OR BURLEY PARK TRAIN STATIONS, THE CRICKET AND RUGBY GROUNDS, THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITH EACH ACCESS TO LOCAL SCHOOLS, LEEDS CITY CENTRE AND ONTO THE MAJOR ROAD NETWORK.

The spacious accommodation would benefit from some updating, briefly comprising an entrance porch and entrance hall, a through lounge and dining area with glazed sliding doors to the rear garden, a kitchen with views over the garden, a pantry and access to the side of the property. Upstairs, there are three bedrooms, each with built-in cupboards/wardrobes, a modern shower room and a separate w/c. The partially boarded loft is accessed from the landing via a drop-down ladder offering useful storage space.

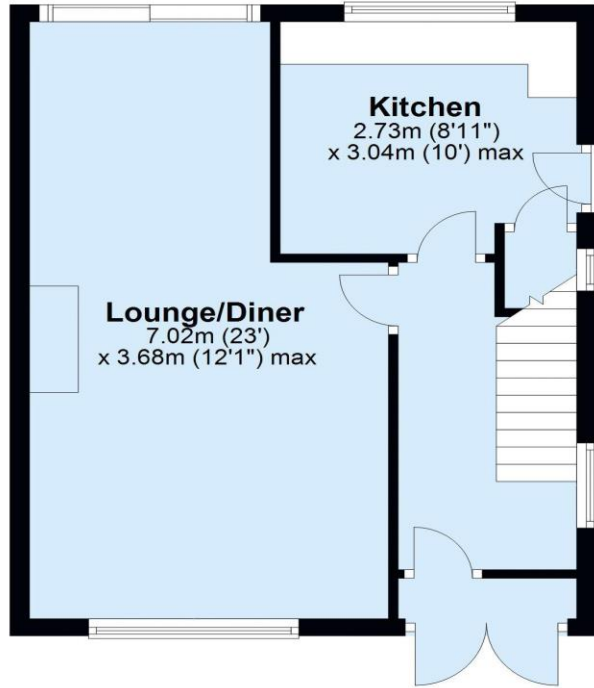
Outside, there is a lovely lawned front garden with planted borders, a long drive leading to a detached single garage and a good-sized rear garden with lawn and planted borders and a useful storage shed. Internal viewing strongly advised to appreciate this attractive family home with lots of potential, possibly to extend, subject to relevant consents.





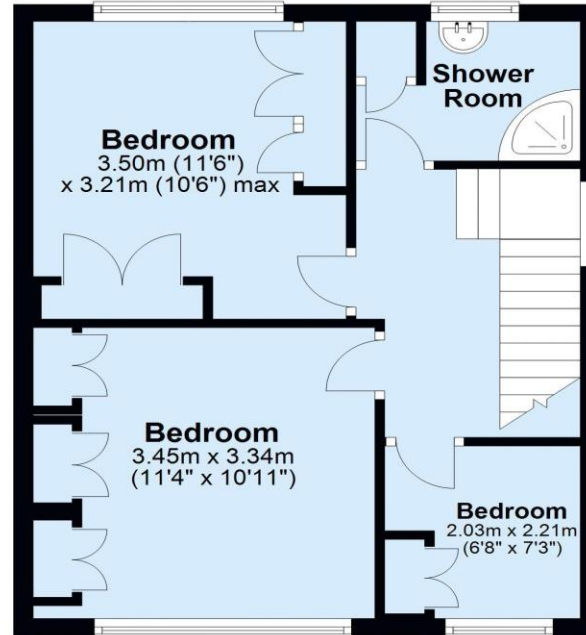
Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



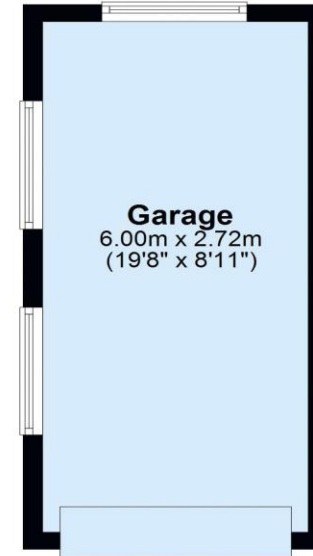
First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Garage

Approx. 16.3 sq. metres (176.0 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.

Council Tax Band

C

Tenure

Freehold

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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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