



£145,000 Region



- Looking for a Project?
- Modernisation Required
- Three Bed Back to Back
- Popular Residential Area
- Ideal Home or Investment
- Gas Central Heating & Upvc Double Glazing



NOW IN NEED OF REFURBISHMENT AND MODERNISATION.

AN IDEAL OPPORTUNITY FOR BUYERS LOOKING FOR A PROJECT IS THIS THREE BEDROOMED BACK TO BACK. VERY CONVENIENTLY SITUATED JUST A FEW MINUTES WALK TO BURLEY PARK TRAIN STATION, VUE CINEMA COMPLEX & WITHIN EASY REACH OF THE EXTENSIVE AMENITIES OF THE CITY CENTRE, UNIVERSITIES & HOSPITALS.

Suitable for both for private occupation or investment, the characterful accommodation comprises a lounge and kitchen on the ground floor, a basement, a double bedroom and house bathroom & wc shower on the first floor and two further bedrooms with dormer windows on the top floor.

Externally the property enjoys a sunny afternoon aspect and off-street parking for one car. Additional features include gas central heating, upvc double glazing and original period features.

NO CHAIN AND IMMEDIATE VACANT POSSESSION.

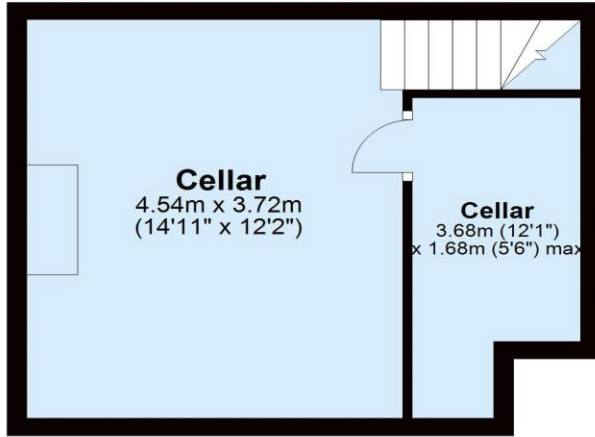
Note to buyers: the sale is subject to the Grant of probate, which we are informed has been submitted end of May 2024.





Lower Ground Floor

Approx. 24.2 sq. metres (260.6 sq. feet)



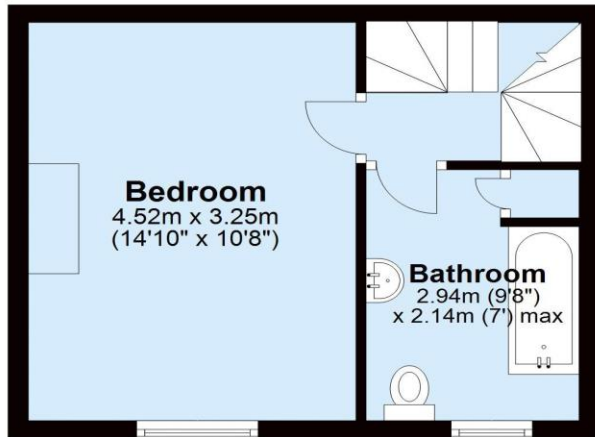
Ground Floor

Approx. 24.7 sq. metres (266.2 sq. feet)



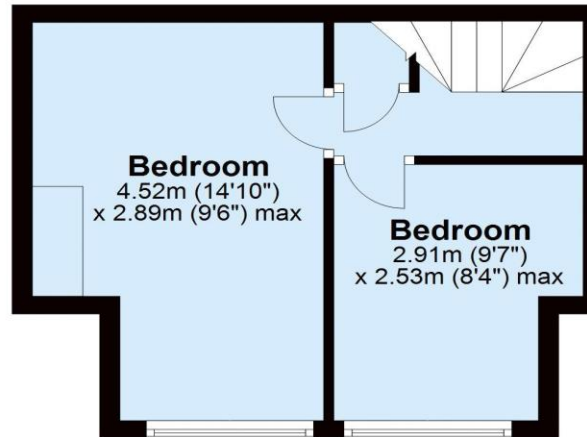
First Floor

Approx. 24.9 sq. metres (267.6 sq. feet)



Second Floor

Approx. 23.0 sq. metres (247.9 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

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		85 B
69-80	C		
55-68	D		
39-54	E	52 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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