



- Spacious three bedroomed terrace
- En-suite shower room w/c & house bathroom w/c
- Close to Train station and Headingley
- No chain, ideal first home
- Open plan living kitchen
- Lots of potential!



AN ATTRACTIVE THREE DOUBLE BEDROOMED MID TERRACE WITH AN EN-SUITE SHOWER ROOM W/C TO THE LOWER GROUND FLOOR BEDROOM AND A HOUSE BATHROOM W/C, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS AND BURLEY PARK TRAIN STATION, THE CRICKET & RUGBY GROUNDS AND THE EXTENSIVE AMENITIES IN HEADINGLEY.

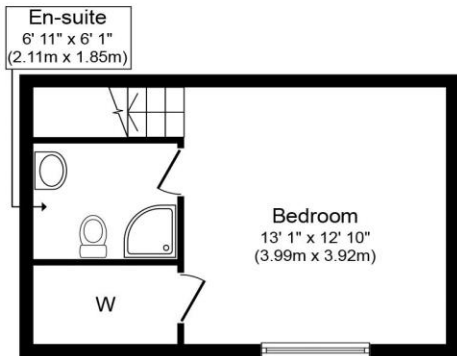
The property would benefit from some minor cosmetic improvements and is offered with no chain, providing versatile & flexible accommodation, ideal as first home or as an investment, although it should be noted we have not been provided with any evidence to support C4 HMO class use.

The spacious gas centrally heated and UPVC double glazed accommodation comprises an inviting open plan living kitchen with wood flooring to the living area and a tiled floor to the kitchen, a lower ground floor bedroom and a modern en-suite shower room w/c with tiled floor, a double bedroom and a generous modern house bathroom w/c with twin sinks and tiled flooring and a further double bedroom on the top floor with dormer window. Externally there is a garden to the front and ample unrestricted on street parking.

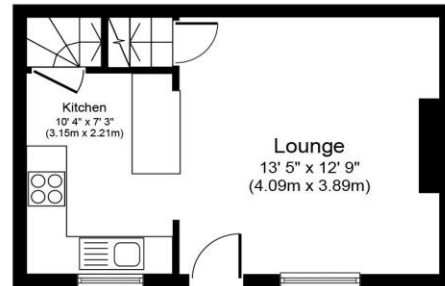
We recommend early viewing to appreciate the property's full potential as its sure to make a fantastic home.



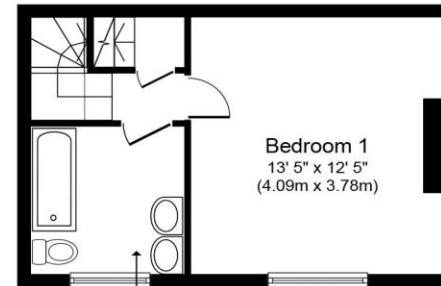




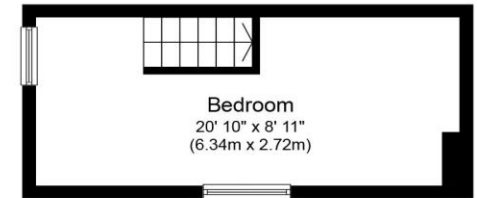
**Basement**  
Approximate Floor Area  
273 sq.ft.  
(25.4 sq.m.)



**Ground Floor**  
Approximate Floor Area  
273 sq.ft.  
(25.4 sq.m.)



**First Floor**  
Approximate Floor Area  
273 sq.ft.  
(25.4 sq.m.)



**Attic Floor**  
Approximate Floor Area  
184 sq. ft.  
(17.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 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.

