

Castlehill

Estate & Letting Agents

50 Headingley Mount, Leeds
LS6 3EW

£275,000 Region



- Well presented semi-detached
- Three bedrooms
- Lovely open plan dining kitchen
- Light & airy accommodation
- Prime central Headingley location
- Drive for off street parking & gardens



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

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North Leeds

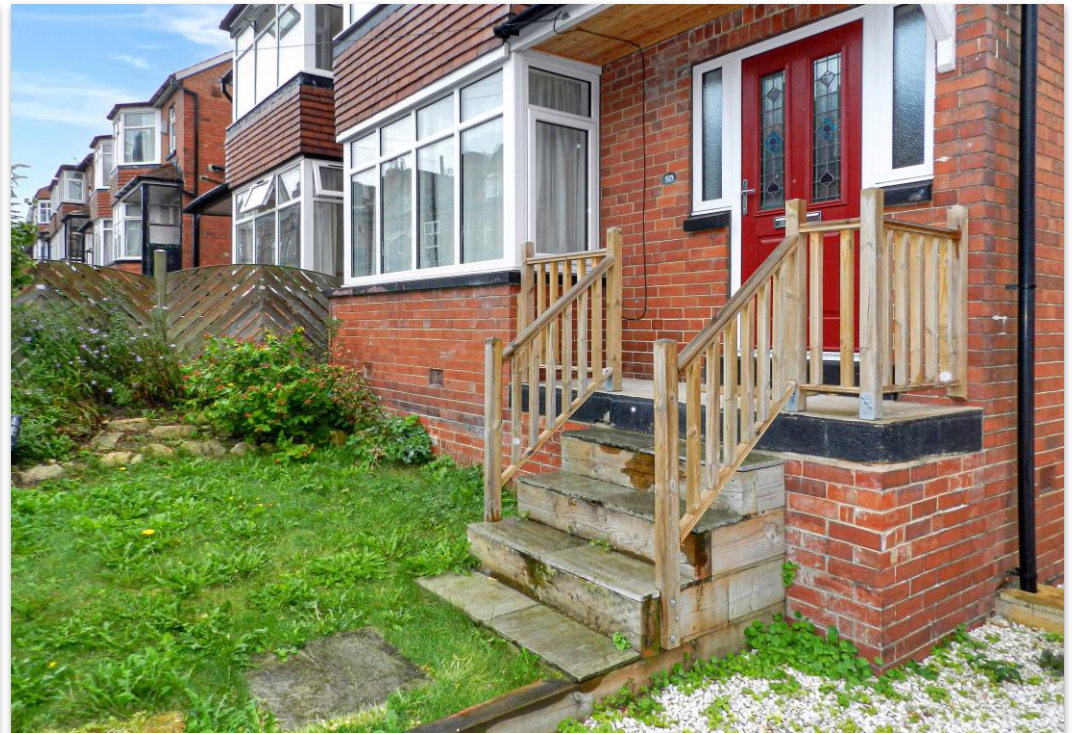
A LOVELY, WELL PRESENTED & ELEVATED, GAS CENTRALLY HEATED AND UPVC TRIPLE GLAZED THREE BEDROOMED SEMI-DETACHED PROPERTY IN THE HEART OF HEADINGLEY, A SHORT WALK TO EXTENSIVE AMENITIES, SHOPS, BARS, RESTUARANTS, THE CRICKET GROUND AND WITHIN EASY REACH OF LEEDS CITY CENTRE, UNIVERSITIES AND HOSPITALS. CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS.

An ideal first or family home comprising an entrance hall, a lounge with bay window and an attractive period fireplace and a dining room open plan to a modern fitted kitchen with wood laminate flooring. Upstairs, there are two double bedrooms, one with another period fireplace, a third single bedroom or study and a spacious bathroom w/c with a modern white suite. Externally there is a small lawned front garden with a planted side border and a gravelled drive leading to a lawned rear garden with potential for a garage. There must also be potential to extend into the loft, subject to relevant consents.

The property is currently let on a periodic tenancy so it will be offered with vacant possession on completion. Please note that the property does not have C4 existing use.

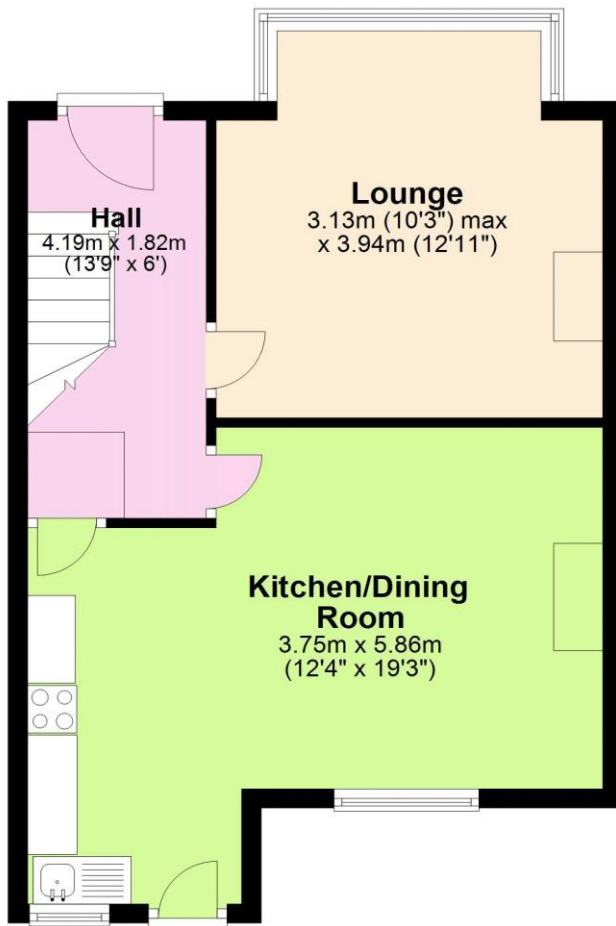
Internal viewing recommended of this light and airy characterful home.





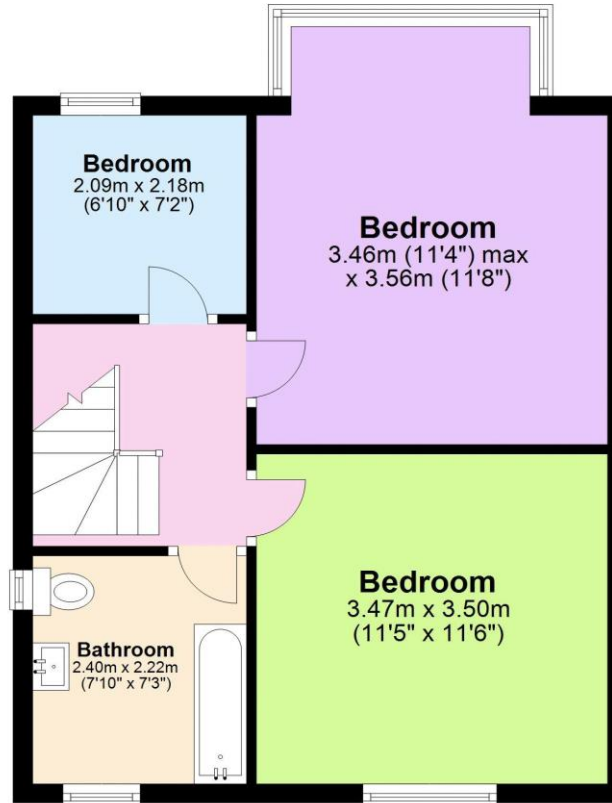
Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 87.1 sq. metres (937.7 sq. feet)

Tenure

Freehold

Council Tax Band

C

Possession

Sold with vacant possession.

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.

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		86 B
69-80	C	73 c	
55-68	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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