



- Well presented end back to back
- Two/three bedrooms
- House bathroom w/c & en-suite shower room w/c
- Close to train station & Headingley
- Ideal first home or investment
- Lovely open plan lounge & kitchen



A VERY WELL PRESENTED AND SPACIOUS TWO/THREE BEDROOMED END BACK TO BACK WITH A GARDEN OFFERED WITH NO CHAIN, IDEAL AS A FIRST HOME OR INVESTMENT, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, THE CRICKET & RUGBY GROUNDS, THE EXTENSIVE AMENITIES, SHOPS, BARS & RESTAURANTS IN HEADINGLEY WITH THE UNIVERSITIES & LEEDS CITY CENTER ALSO IN EASY REACH.

The gas centrally heated and UPVC double glazed accommodation features a stunning open plan modern kitchen and lounge with wood flooring and a bay window, a lower ground floor room, ideal as a second lounge/TV room, additional bedroom or gym, with an en-suite modern shower room w/c off. Upstairs there is a double bedroom and a spacious modern fitted bathroom with a contemporary white suite, a useful second floor landing and a further bedroom with dormer and gable end windows.

Externally there is a landscaped garden with raised planted borders to the front and ample on street parking. Internal inspection recommended to appreciate this lovely well cared for home.

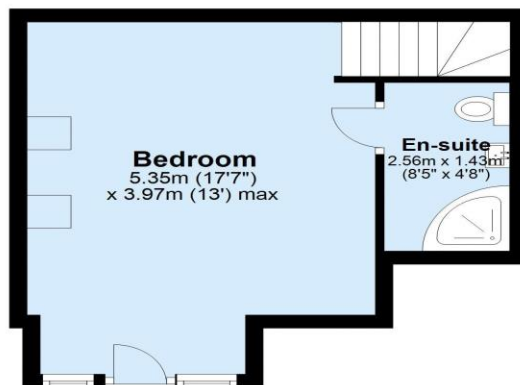
Please note, we have not been provided with evidence to support C4 HMO use





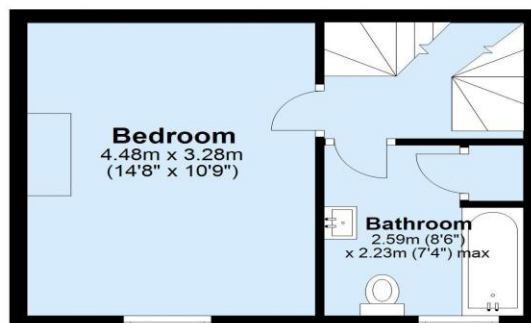
### Lower Ground Floor

Approx. 25.1 sq. metres (270.1 sq. feet)



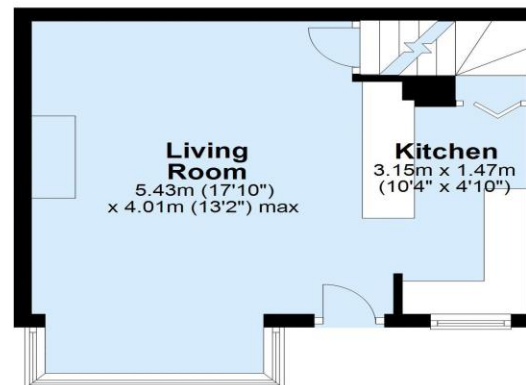
### First Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



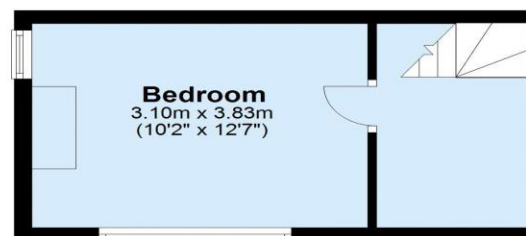
### Ground Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



### Second Floor

Approx. 17.5 sq. metres (188.7 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.

#### Possession

Sold as vacant possession

#### Council Tax Band

B

#### Tenure

Freehold

#### 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		
69-80	C		69 C
55-68	D		
39-54	E	48 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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