

# Castlehill

Estate & Letting Agents

10 Graham Grove, Leeds  
LS4 2NF



£200,000 Region



- Spacious back to back
- Two/three bedrooms, two bath/shower rooms
- Very convenient cul-de-sac location
- No chain, ideal first home or investment
- Close to train station & Headingley
- Lots of potential to improve



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 SPACIOUS TWO/THREE BEDROOMED MID TERRACE BACK TO BACK, SITUATED IN THIS VERY CONVENIENT CUL-DE-SAC LOCATION, A FEW MINUTES WALK TO BURLEY PARK TRAIN STATION, LOCAL SHOPS, THE CRICKET & RUGBY GROUNDS AND THE EXTENSIVE AMENITIES IN HEADINGLEY WITH LEEDS CITY CENTRE AND THE UNIVERSITIES ALSO IN EASY REACH.**

The property is offered with no chain and immediate vacant possession, therefore ideal for either private occupation or investment offering buyers the chance to possibly upgrade to their own tastes and standards.

The accommodation briefly comprises an open plan lounge and kitchen to the ground floor, a lower ground floor room and en-suite shower room w/c, ideal as a further reception room, bedroom, gym or office; upstairs there is a double bedroom and a large bathroom w/c and a further double bedroom on the top floor with a large dormer window.

Externally there is an enclosed paved front garden and ample on street parking.

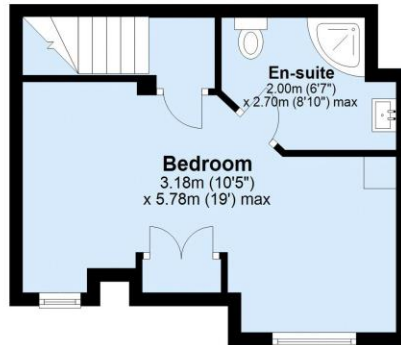






### Lower Ground Floor

Approx. 24.6 sq. metres (265.2 sq. feet)



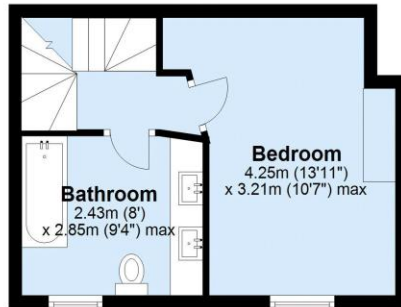
### Ground Floor

Approx. 26.2 sq. metres (282.0 sq. feet)



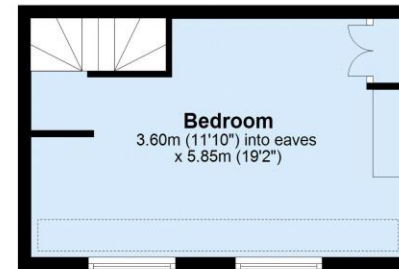
### First Floor

Approx. 23.7 sq. metres (255.1 sq. feet)



### Second Floor

Approx. 20.8 sq. metres (224.1 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

Sold as vacant upon possession

#### Point to note:

The property does not have documented C4 HMO related letting history.

#### 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.

#### 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		
55-68	D	58 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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