



£175,000 Region



- Back to back mid terrace
- General updating required
- Flexible accommodation
- Ideal project with no chain
- Close to train station & Headingley
- Great first home or investment opportunity



A MID TERRACED BACK TO BACK NOW IN NEED OF GENERAL UPGRADING OFFERING FLEXIBLE ACCOMMODATION, SITUATED IN THIS VERY CONVENIENT AND POPULAR LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, LOCAL SHOPS, THE CRICKET AND RUGBY GROUNDS, THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITHIN EASY REACH OF LEEDS CITY CENTRE.

Offered with no chain and being sold as seen, the accommodation comprises a lounge and kitchen on the ground floor, two rooms and a shower room on the lower ground floor, two bedrooms and a bathroom w/c on the first floor and two further rooms on the top floor. Externally there is a low maintenance front garden and ample on street parking.

An ideal project for those buyers seeking to improve a property to their own tastes and standards.

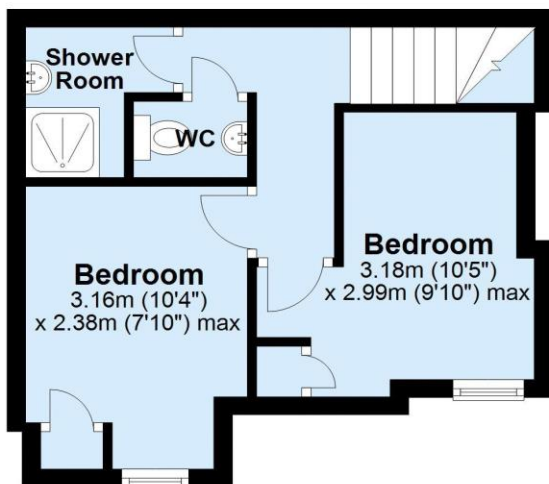
Points to note: All services/appliances have not and will not be tested. Any agreed sale is subject to a 28 day exchange of contracts and the property will remain on the market until exchange of contracts with the offer amount detailed on the sales details.





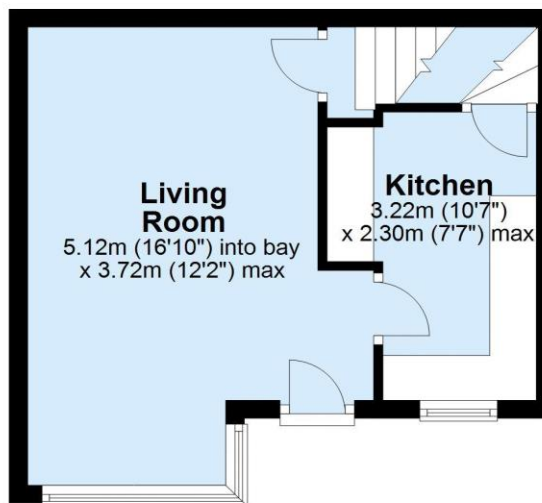
### Lower Ground Floor

Approx. 22.9 sq. metres (246.2 sq. feet)



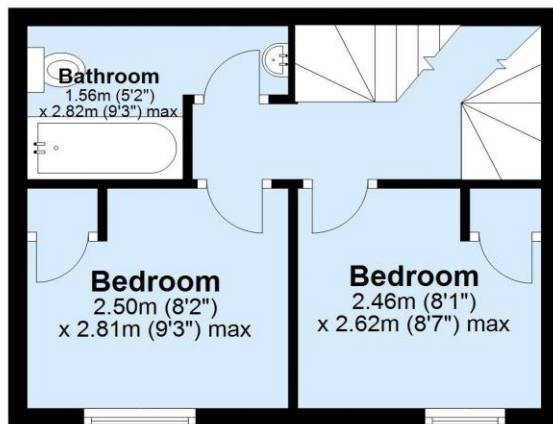
### Ground Floor

Approx. 24.8 sq. metres (267.3 sq. feet)



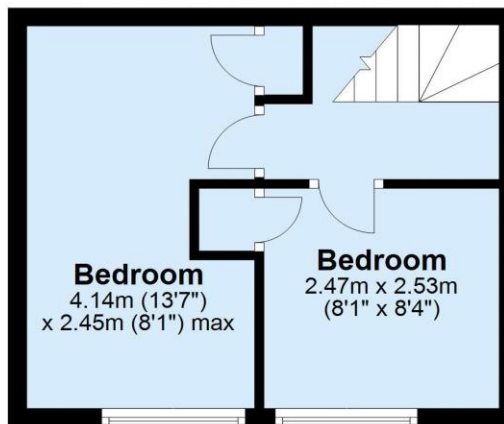
### First Floor

Approx. 23.7 sq. metres (254.7 sq. feet)



### Second Floor

Approx. 21.6 sq. metres (232.3 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**  
B  
**Possession**  
Vacant possession on completion  
**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		88 B
69-80	C		
55-68	D	64 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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