



£225,000 Region



- Characterful end terrace
- Two good sized bedrooms
- Off street parking
- Good sized gardens
- Open plan lounge and kitchen
- Close to many amenities & city centre





A LOVELY CHARACTERFUL TWO BEDROOMED END TERRACE WITH GOOD SIZED GARDENS AND OFF-STREET PARKING, SITUATED IN THIS HIGHLY CONVENIENT LOCATION, A SHORT WALK TO SHOPS, SCHOOLS AND LEISURE CENTRE WITH VERY EASY ACCESS ONTO SCOTT HALL ROAD, A MAJOR ARTERIAL LINK INTO LEEDS CITY CENTRE AND ONTO THE MAJOR ROAD NETWORKS.

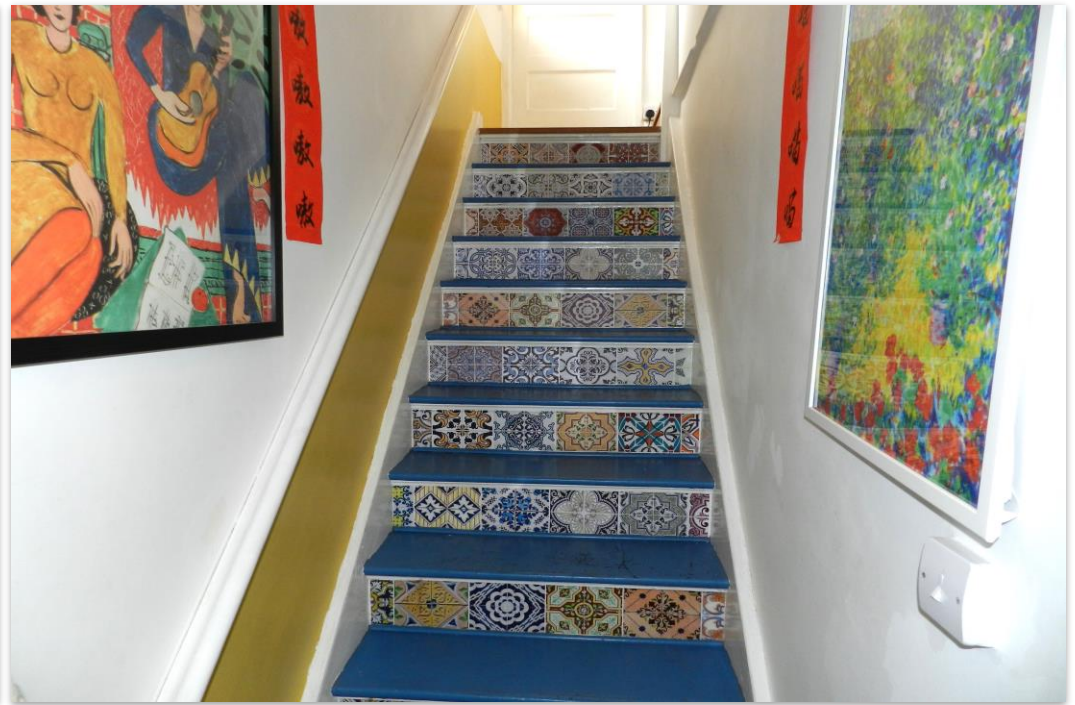
The deceptively spacious gas centrally heated and UPVC double glazed accommodation comprises an entrance hall with attractively decorated stairs leading to the first floor, a welcoming lounge with wood laminate flooring, semi-open plan to a modern fitted kitchen enjoying elevated views over the rear garden. There is a useful utility/pantry area off the kitchen providing external access to the side and rear of the property. Upstairs there is a generous master bedroom with a period fireplace, a good sized second bedroom and a bathroom w/c with white suite and shower over the bath.

Outside, the property is majority block paved to the front providing useful off-street parking, a path to the side leading to a lovely garden with a terraced seating area, lawns and established planting. The rear of the property enjoys an elevated aspect with access to the subfloor area, ideal for storage and maintenance.

An ideal first home, book now to view!



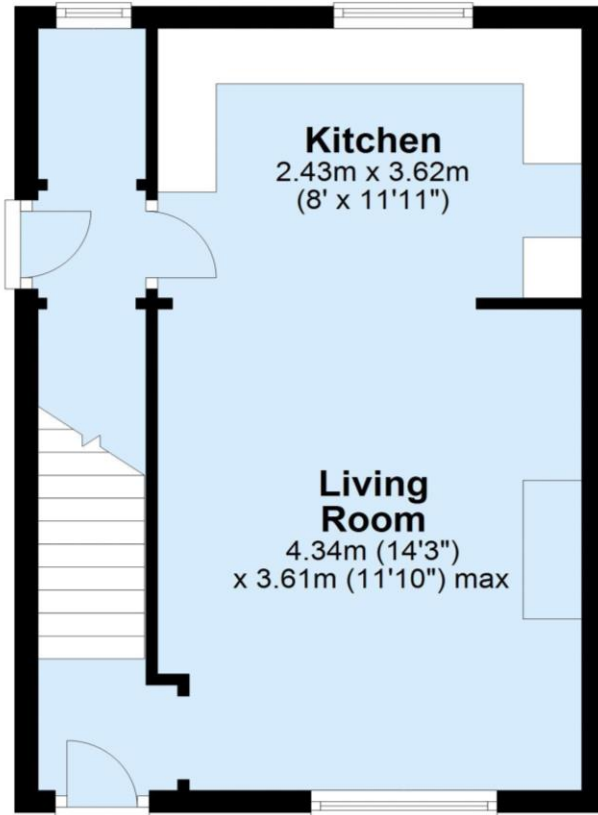






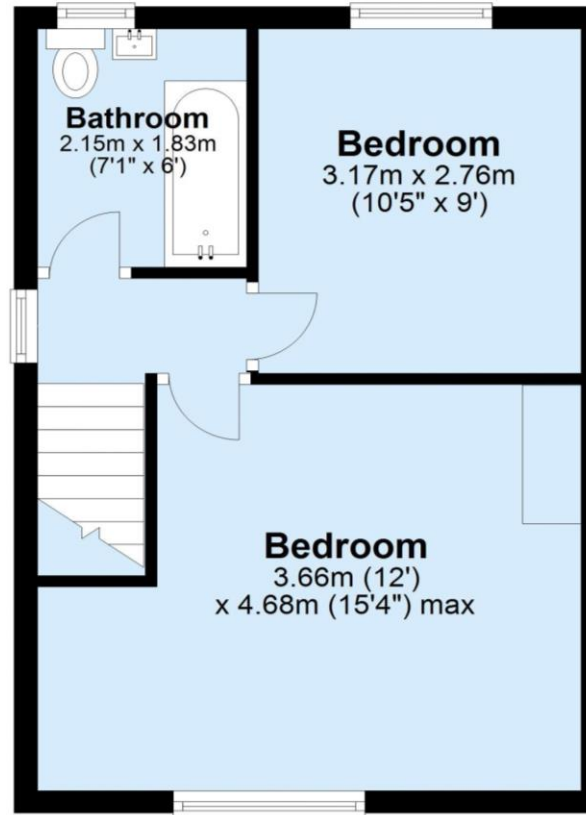
## Ground Floor

Approx. 31.8 sq. metres (342.8 sq. feet)



## First Floor

Approx. 32.1 sq. metres (346.1 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

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		87 B
69-80	C	71 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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