

Castlehill

Estate & Letting Agents

20 Thomas Street, Leeds
LS6 2JS



£150,000 Region



- Two/three bedroomed terrace
- Close to city & universities
- Modernisation/upgrading required
- Great project opportunity
- No chain
- Ideal investment or private home



A TWO/THREE BEDROOMED MID TERRACED BACK TO BACK, NOW IN NEED OF GENERAL UPGRADING AND MODERISATION, SITUATED IN THIS POPULAR AND HIGHLY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS & AMENITIES, THE MAIN UNIVERSITY CAMPUS' AND LEEDS CITY CENTRE.

An ideal project for buyers looking to improve a property to their own tastes and standards, suitable for investment or private occupation, briefly comprising a lounge with a stone flagged floor, an open plan kitchen, a useful basement, two bedrooms and a bathroom w/c on the first floor and a good-sized bedroom on the top floor. The property is street lined with ample on street parking.

The first floor may be better suited by altering it back to more like its original layout with a large double bedroom and bathroom w/c.

Please note, we understand the property does not have HMO C4 existing use.

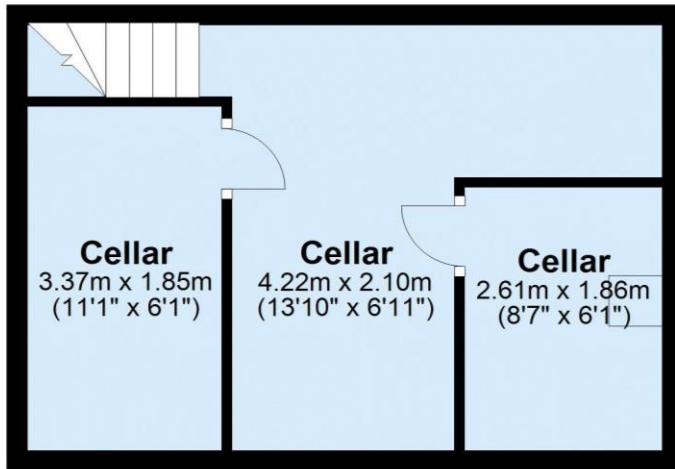




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

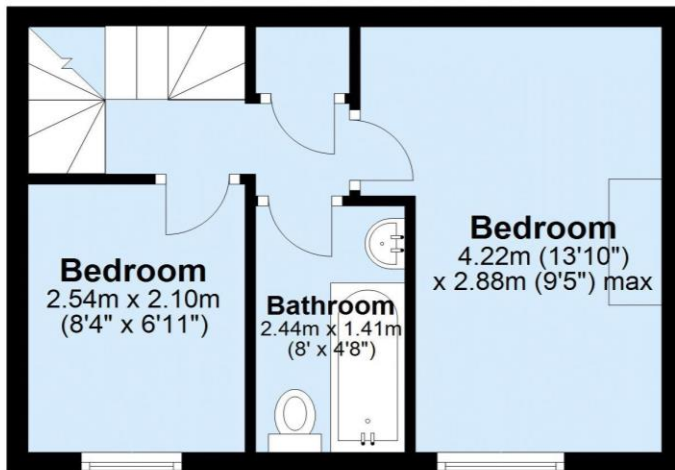
Lower Ground Floor

Approx. 22.5 sq. metres (242.2 sq. feet)



First Floor

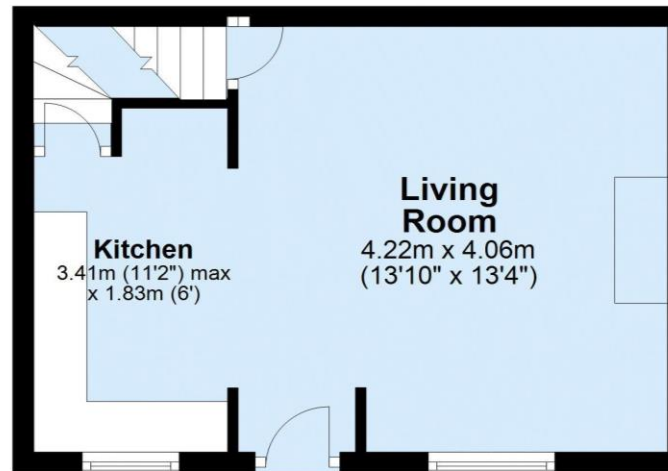
Approx. 25.2 sq. metres (270.8 sq. feet)



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.

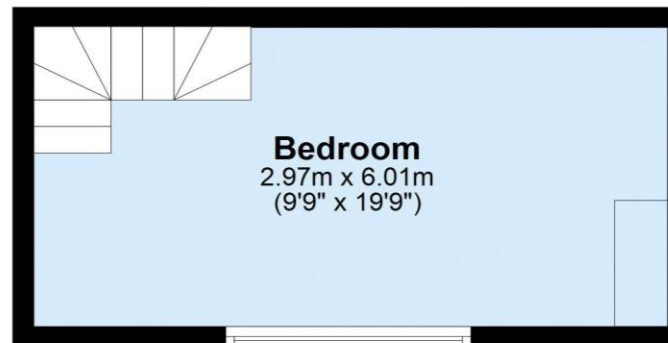
Ground Floor

Approx. 25.5 sq. metres (274.4 sq. feet)



Second Floor

Approx. 17.8 sq. metres (191.8 sq. feet)



Tenure
Freehold

Council Tax Band
A

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](#) website for more information.

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.

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