

# Castlehill

Estate & Letting Agents

28 Castle Grove Avenue, Leeds  
LS6 4BS

£310,000 Region



- WELL PRESENTED TWO BED SEMI DETACHED
- VERY SOUGHT-AFTER HEADINGLEY/WEST PARK
- SPACIOUS MODERN DINING KITCHEN
- GARDENS & DRIVE
- NO CHAIN
- EARLY VIEWING ADVISED!





**A LOVELY, GAS CENTRALLY HEATED AND UPVC DOUBLE GLAZED TWO BEDROOMED CHARACTERFUL SEMI-DETACHED HOME ON A POPULAR TREE-LINED CENTRAL HEADINGLEY LOCATION!**

Situated in an extremely sought-after residential area, this attractive and very versatile two-bedroom semi-detached home, benefitting from gas central heating, upvc double glazing, a spacious modern open plan living kitchen, off street parking and enclosed gardens, ideal for first time buyers, young families and those looking to perhaps downsize. Very conveniently placed only a short walk into Headingley, extensive amenities, close to local schools, parkland and with excellent access into Leeds City Centre.

In brief the well-presented accommodation comprises; dining kitchen with access to the garden and enjoying a light & airy aspect, lounge with original exposed floorboards, two double bedrooms and a house bathroom & wc.

Externally there is a drive with some off-street parking and a low maintenance garden to the rear, mostly paved and offers buyers the opportunity to further landscape to their own states & standards. **EARLY VIEWING STRONGLY ADVISED! OFFERED WITH NO CHAIN & IMMEDIATE VACANT POSSESSION ON COMPLETION, ENHANCING EFFICIENCY OF PURCHASE!**

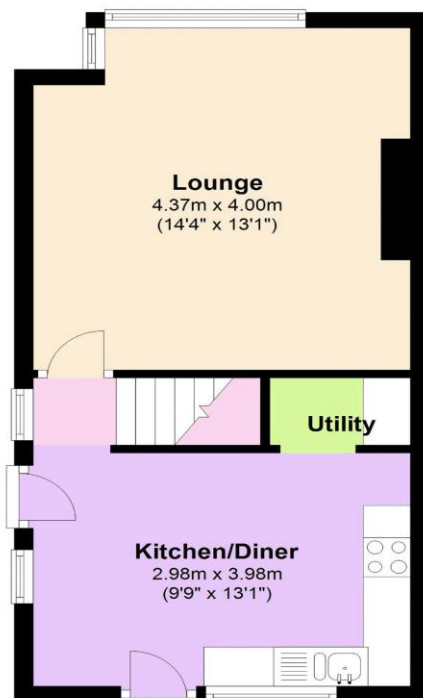






## Ground Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



## First Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



Total area: approx. 65.7 sq. metres (706.9 sq. feet)

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

### Tenure

Freehold

### Council Tax Band

C

### Possession

Vacant upon possession

### 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		84 B
69-80	C		
55-68	D	57 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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