



£249,950 Region



- Spacious end terrace
- Four double bedrooms
- Well presented and maintained accommodation
- Useful basement with further potential
- Light and airy
- Close to train station & amenities



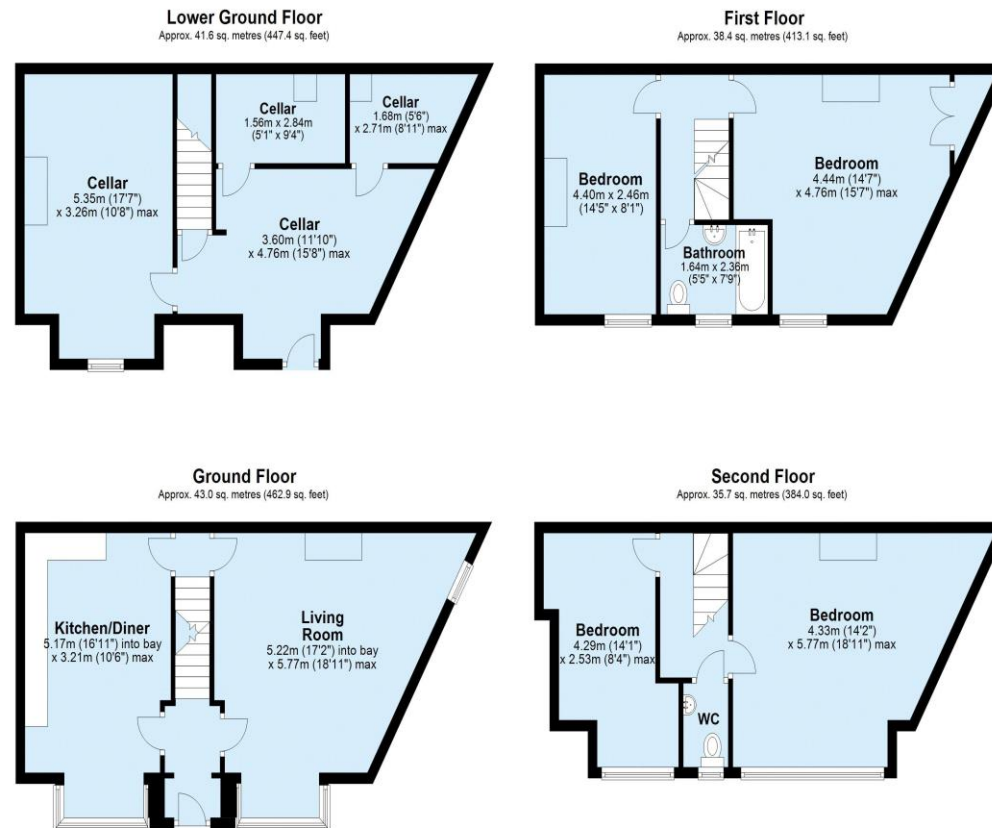
A WELL MAINTAINED AND SPACIOUS DOUBLE FRONTED FOUR BEDROOMED END BACK TO BACK TERRACE OFFERED WITH NO CHAIN, IDEAL AS A FIRST OR FAMILY HOME SITUATED IN THIS SOUGHT-AFTER AND VERY CONVENIENT LOCATION, A FEW MINUTES WALK TO HEADINGLEY TRAIN STATION, KIRKSTALL MEDICAL & LEISURE CENTRES, LOCAL SHOPS AND THE PICTURESQUE KIRKSTALL ABBEY

The property has been previously successfully let for many years but would now make a great first home, enhanced by no chain and contents available by negotiation. The spacious gas centrally heated and UPVC double glazed accommodation comprises an entrance hall, a light and airy lounge with windows to the front & side elevations, a modern fitted dining kitchen, two double bedrooms and a bathroom w/c on the first floor and two further spacious bedrooms on the top floor with fantastic long distance views and a separate w/c.

There is also an extensive basement, ideal for storage but also offers excellent potential for conversion, possibly to a gym, workshop/hobby room etc or additional accommodation if required, subject to relevant consents. Externally, there is a garden to the front enjoying a sunny afternoon/evening aspect. There is ample on street parking. Internal viewing highly recommended to appreciate the generous room proportions and flexible accommodation suitable for a variety of uses.







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

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](https://www.leeds.gov.uk/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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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