

Castlehill

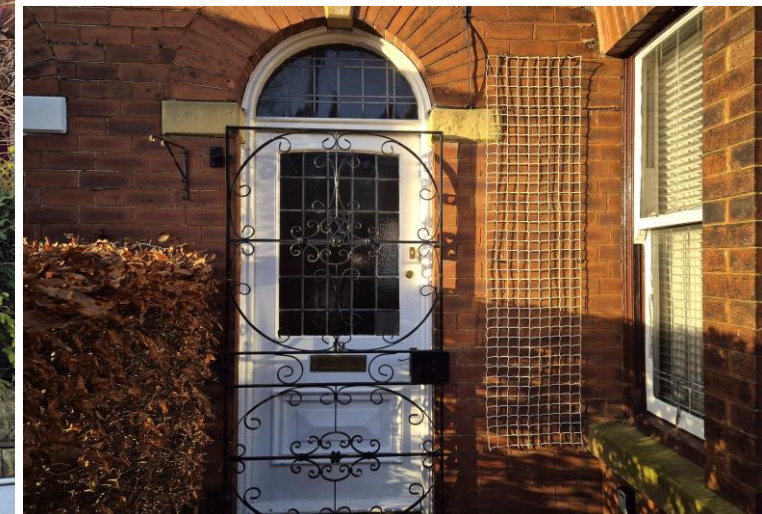
Estate & Letting Agents

19, Rochester Terrace,
LS6 3DF

Offers Over £300,000



- Characterful period terrace
- Four/five bedrooms
- Sought-after leafy location
- Modernisation required
- Gardens and garage
- Ideal project to create attractive family home



A CHARACTERFUL FOUR/FIVE BEDROOMED PERIOD TERRACE WITH A GARAGE AND GARDENS TO THE FRONT AND REAR, SITUATED IN THIS SOUGHT-AFTER AND VERY CONVENIENT LEAFY LOCATION WITHIN THE 'CARDIGAN TRIANGLE', A COLLECTION OF VILLAS, TERRACES AND SEMI'S IN THE FORMER ZOOLOGICAL GARDENS WITH A STRONG COMMUNITY AND SOCIAL NETWORK. LOCATED ON AN ATTRACTIVE COBBLED STREET, A SHORT WALK TO HEADINGLEY'S EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS, VERY CLOSE TO THE CRICKET & RUGBY GROUNDS AND BURLEY PARK TRAIN STATION.

The spacious property is offered with no chain and now in need of complete renovation and modernisation. Retaining many period features including original windows with lead detail, providing buyers with an excellent opportunity to improve and perhaps adapt the property to suit individual requirements and tastes.

The accommodation in brief comprises an entrance hall with a stripped pine staircase and front door with lead window detailing, a lounge with fireplace and gas fire, ceiling corning and picture rails, a basement, a dining room with fire place and gas fire, built-in cupboards either side of the chimney breast and a small galley kitchen which offers the potential to open up into the dining room to create a lovely spacious dining kitchen, subject to relevant consents. There is a porch leading off the dining room with access to the rear garden. Upstairs, there are two double bedrooms and a third smaller bedroom or study/nursery/dressing room etc and a bathroom w/c; on the top floor, there are two further good sized bedrooms. There is also a security alarm.

Externally, there is a lovely front garden with established mature planting and an enclosed garden to the rear leading to a detached timber garage, in need of repair/replacement or possibly removal, creating a larger garden if preferred. There is also the original outbuilding with working w/c.

An ideal project for those buyers looking to create a family home to their own tastes and standards.

Tenure – Freehold Possession – The property is intended to be vacant possession on completion. AML - Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer and we will carry out an electronic identity check. We may also need to request photographic identification and/or proof of address.





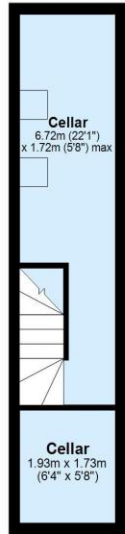




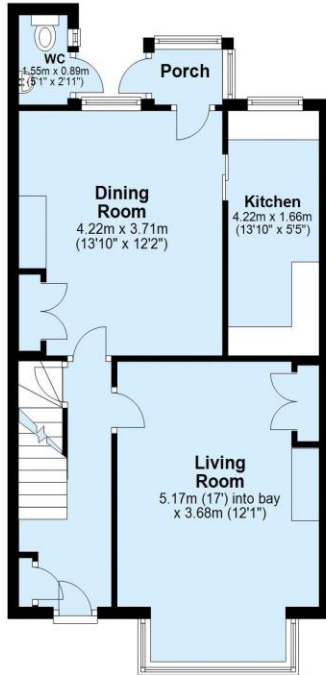


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

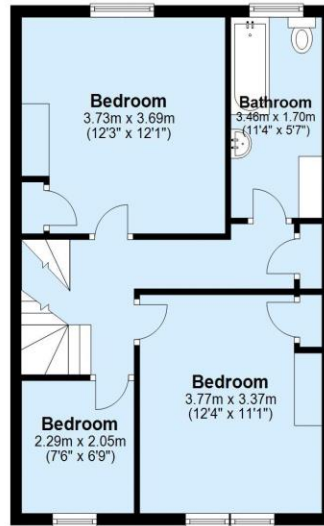
Cellar
Approx. 15.1 sq. metres (162.7 sq. feet)



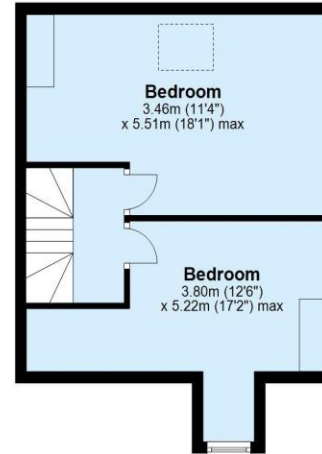
Ground Floor
Approx. 50.5 sq. metres (544.1 sq. feet)



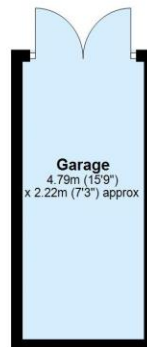
First Floor
Approx. 46.8 sq. metres (504.1 sq. feet)



Second Floor
Approx. 34.8 sq. metres (375.0 sq. feet)



Garage
Approx. 10.6 sq. metres (114.4 sq. feet)



Total area: approx. 158.0 sq. metres (1700.3 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 D
Possession Vacant possession upon Completion

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

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.

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.

House in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](http://Leeds City Council website) website for more information.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.