

# Castlehill

Estate & Letting Agents

15 Noster Place, Leeds  
LS11 8QH



£85,000 Region



- End back to back
- Two double bedrooms
- Close to shops & amenities
- Easy access into Leeds city centre
- No chain, ideal first home or investment
- Would benefit from some improvements



**A TWO BEDROOMED GAS CENTRALLY HEATED AND UPVC DOUBLE GLAZED END BACK TO BACK SITUATED IN THIS CUL-DE-SAC POSITION CLOSE TO LOTS OF LOCAL SHOPS AND AMENITIES, LEEDS UNITED FOOTBALL GROUND AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.**

Offered with no chain, ideal as a first home or investment, the property would benefit from some general upgrading, offering scope for buyers to improve to their own tastes and standards.

Briefly comprising a lounge and kitchen, a basement, a double bedroom and spacious bathroom w/c on the first floor and a further double bedroom on the top floor.

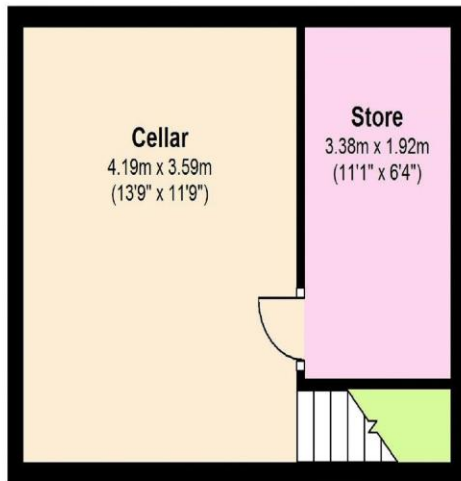
The property is street lined with ample on street parking.





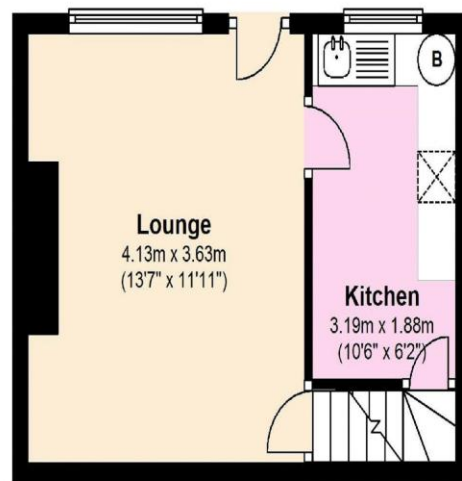
### Cellar

Approx. 23.5 sq. metres (252.9 sq. feet)



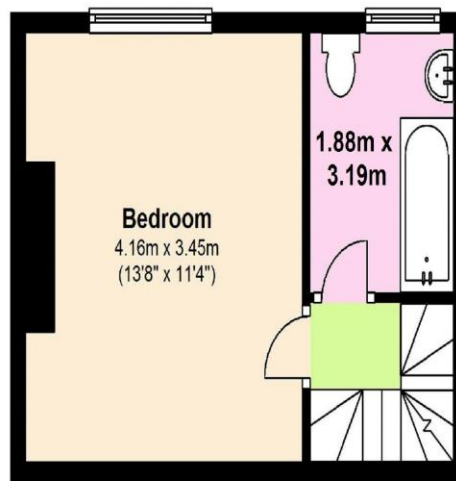
### Ground Floor

Approx. 22.9 sq. metres (246.5 sq. feet)



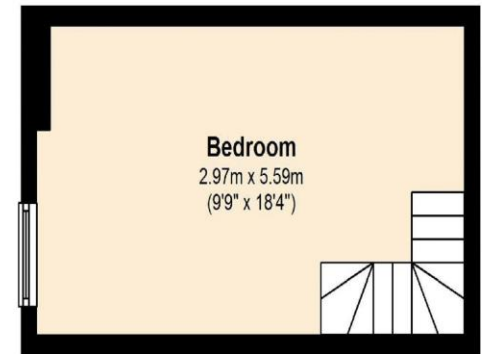
### First Floor

Approx. 22.5 sq. metres (242.4 sq. feet)



### Attic

Approx. 16.7 sq. metres (179.3 sq. feet)



Total area: approx. 85.6 sq. metres (921.2 sq. feet)

Floor plans are for identification only. All measurements are approximate.

Plan produced using PlanUp.

**Tenure** Freehold

**Council Tax Band** A

**Possession** Vacant Possession Upon 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 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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