



- Modern end townhouse
- Three bedrooms
- Off street parking
- Quiet cul-de-sac position
- Very close to Hyde Park, universities & city
- Ideal first home





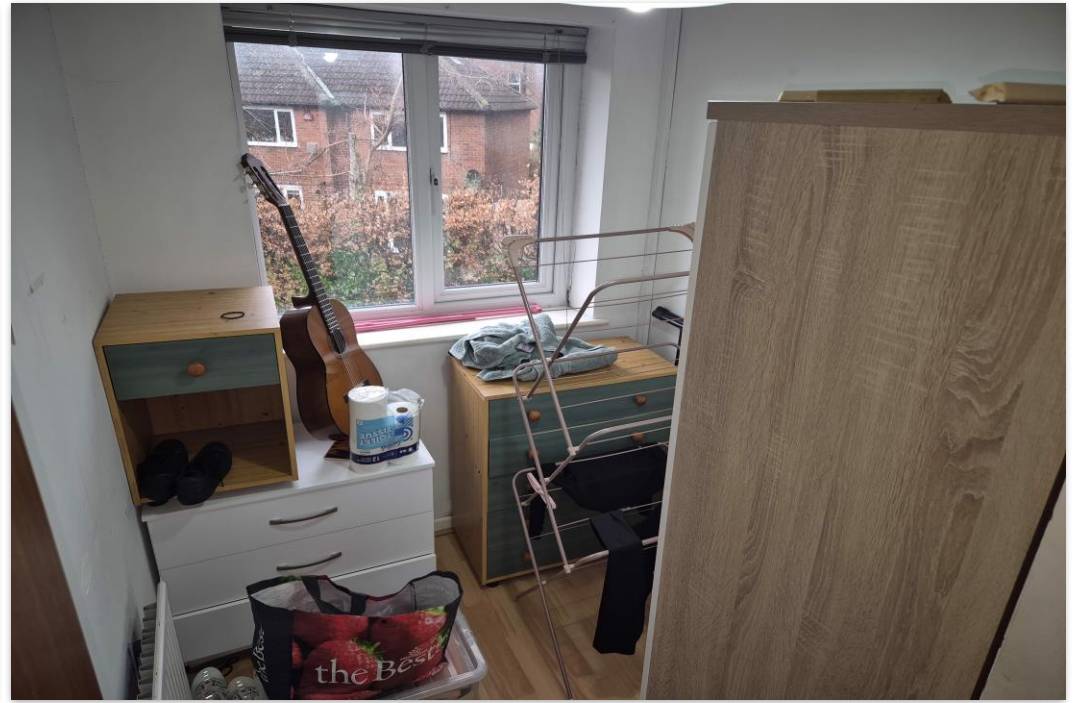
**A MODERN THREE BEDROOMED END TOWNHOUSE WITH OFF STREET PARKING AND GARDENS LOCATED IN ONE OF NORTH LEEDS MANY LEAFY CONSERVATION AREAS IN A QUIET CUL-DE-SAC SET BACK JUST OFF CLIFF ROAD, YET VERY CONVENIENTLY SITUATED CLOSE TO LOCAL SHOPS, CAFES AND BARS WITH THE OPEN SPACES OF HYDE PARK, SCHOOLS, COLLEGES, UNIVERSITIES AND LEEDS CITY CENTRE ALL WITHIN WALKING DISTANCE.**

The property is currently let to two people until 30th June 2025 at £10,877 p/a excluding bills, therefore ideal for on-going investment or perhaps more appealing to private buyers with vacant possession available from 1st July 2025. The accommodation comprises an entrance hall leading to a spacious through lounge and dining area with access to the rear garden and a separate fitted kitchen. Upstairs there are two double bedrooms, a third single bedroom or study and a bathroom w/c.

Externally, there is a lawned front garden, an allocated off street parking space and an enclosed rear paved garden with established borders. We understand the property boundary extends beyond the rear fence where there are access rights for neighbouring properties. Additional on street parking is available on a residents' permit basis.



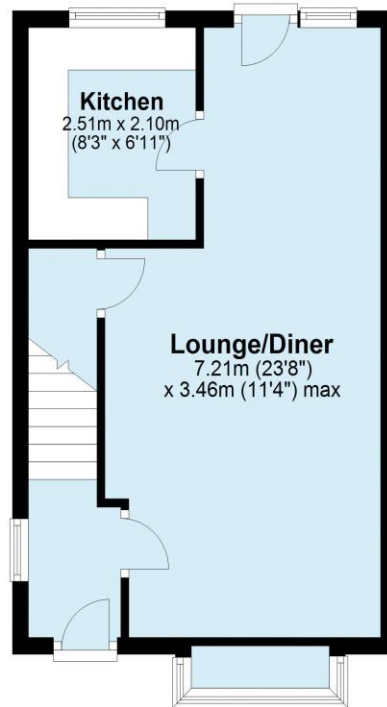






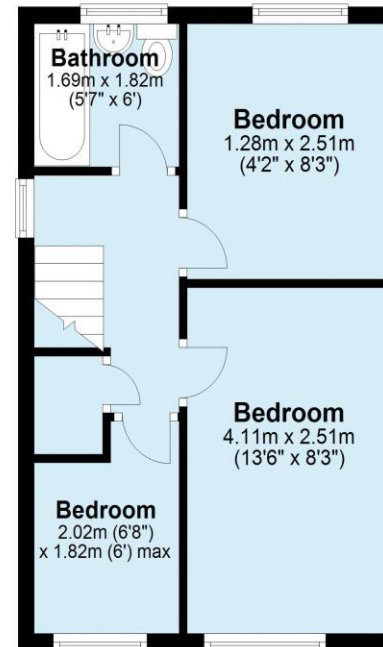
## Ground Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



## First Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



Total area: approx. 62.7 sq. metres (675.0 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.

### Possession

Subject to tenancies

### Council Tax Band

B

### Tenure

Freehold

### 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.

### Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to 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		86 B
69-80	C	70 C	
55-68	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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