

**£139,950 Region**



- 3 Double Bedroomed End Town House
- No Chain & Immediate Vacant Possession
- Highly Convenient Location
- Very Spacious, Light & Airy
- New Roof Felt & Gas Boiler
- Ideal First Home or Investment



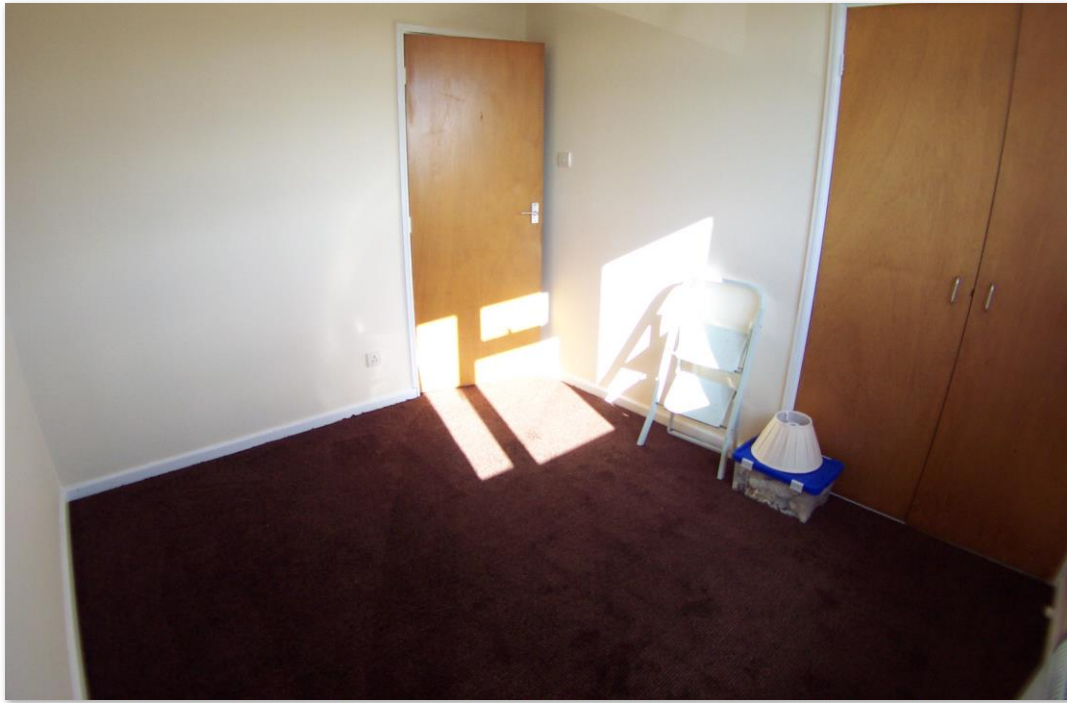
**A WELL PRESENTED AND SPACIOUS THREE BEDROOMED END TOWN HOUSE, OFFERED WITH NO ONWARD CHAIN, SITUATED IN THIS POPULAR AND VERY CONVENIENT RESIDENTIAL LOCATION, CLOSE TO LOCAL SHOPS AND SCHOOLS WITH EASY ACCESS ON TO THE OUTER RING ROAD, HEADINGLEY AND LEEDS CITY CENTRE. CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS.** Providing deceptively spacious, gas centrally heated & Upvc double glazed accommodation, it is offered with immediate vacant possession on completion, enhancing the efficiency of a purchase and in brief comprises; an entrance hall with a downstairs w/c & wash basin, a light & airy through lounge, fitted kitchen, three first floor good sized bedrooms and a modern shower room and w/c. There is plenty of additional built in storage, not often seen in more modern purpose built properties and enjoys some lovely outside space within an enclosed rear garden. There is also a useful small outbuilding for some outside storage. **The roof felt was replaced in March 2024 and a new Gas boiler installed in 2021!!** A sensibly priced property, ideal for investment or as a first home.

Note: The property is of a non standard construction.

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.

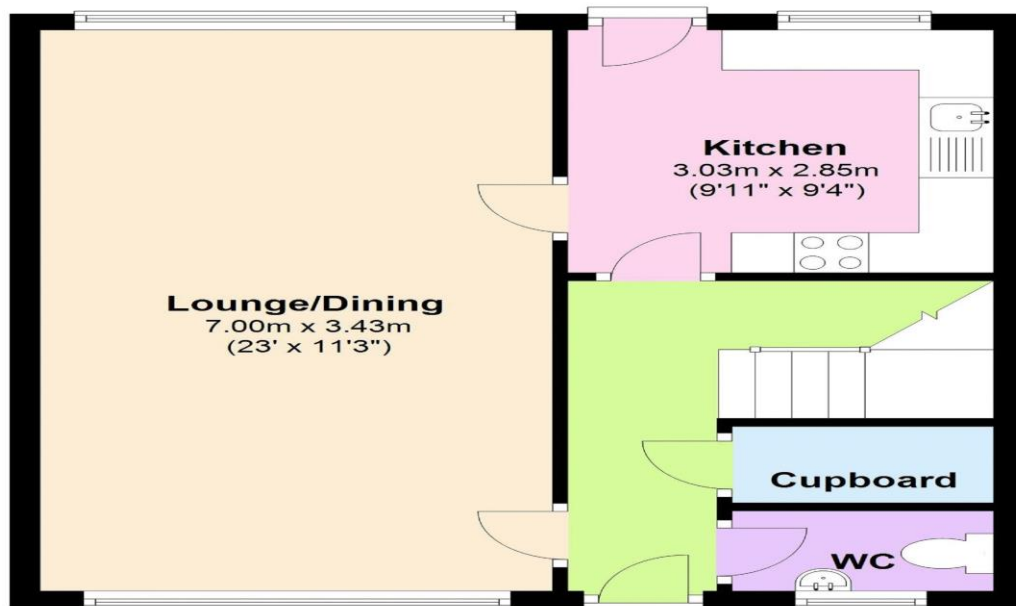






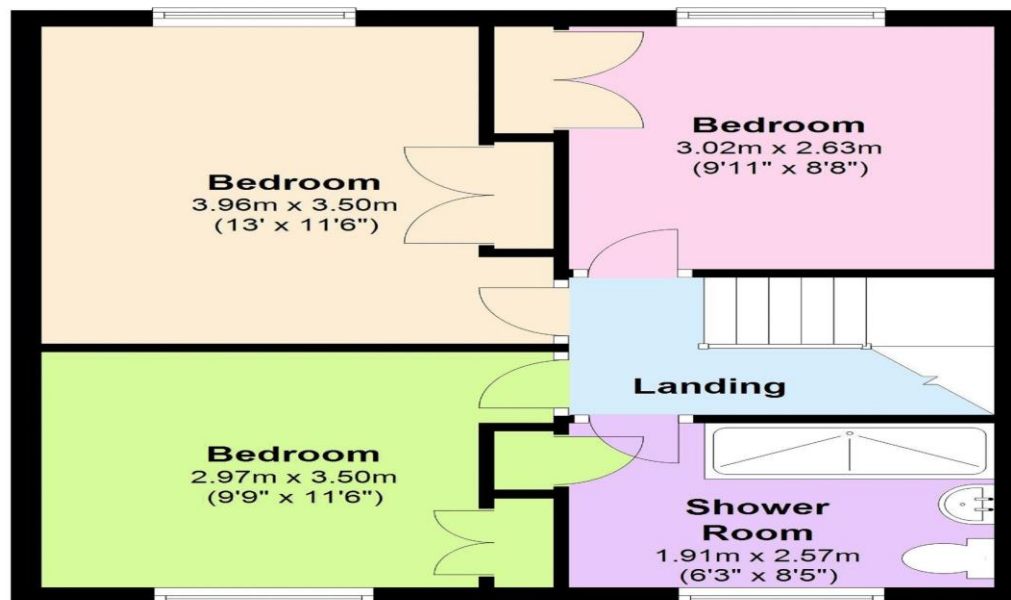
## Ground Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



## First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



**Total area: approx. 88.3 sq. metres (950.0 sq. feet)**

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

### Possession

Vacant upon completion

### Council Tax Band

A

### 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		
69-80	C		71 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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