

# Castlehill

Estate & Letting Agents

30 Melville Place, Leeds  
LS6 2LZ



£150,000 Region



- Lovely spacious 2 bedroomed terrace
- Close to amenities, Leeds City Centre and Universities
- Elevated views over Meanwood Valley
- Offered with no chain
- Enclosed rear paved garden
- Ideal first home





**A LOVELY WELL MAINTAINED GAS CENTRALLY HEATED AND UPVC DOUBLE GLAZED TWO BEDROOMED TERRACE WITH AN ENCLOSED PAVED REAR GARDEN WITH ATTRACTIVE LEAFY VIEWS OVER MEANWOOD VALLEY, ON THE DOORSTEP OF THE MEANWOOD VALLEY TRAIL, YET VERY CONVENIENTLY SITUATED A SHORT WALK TO AMENITIES, LEEDS CITY CENTRE AND THE UNIVERSITIES.**

Offered with no chain, the property would make an ideal first home, offering deceptively spacious accommodation comprising an entrance hall, a lounge with wood laminate flooring and a useful under stairs store cupboard, a breakfast kitchen with a walk-in pantry and access to the rear garden.

Upstairs, there are two good sized bedrooms and a fully tiled bathroom w/c. The property is street lined to the front with ample on street parking and an enclosed paved and block paved garden to the rear with leafy, elevated views over Meanwood Valley.

Internal viewing recommended to fully appreciate the property's potential to create a cosy home!



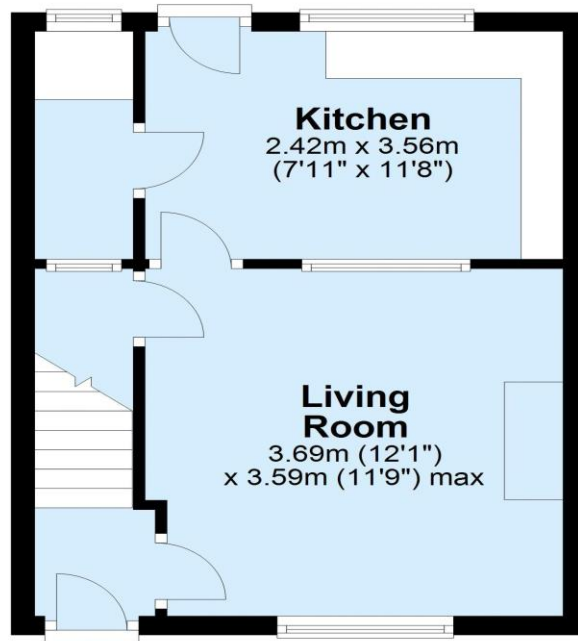






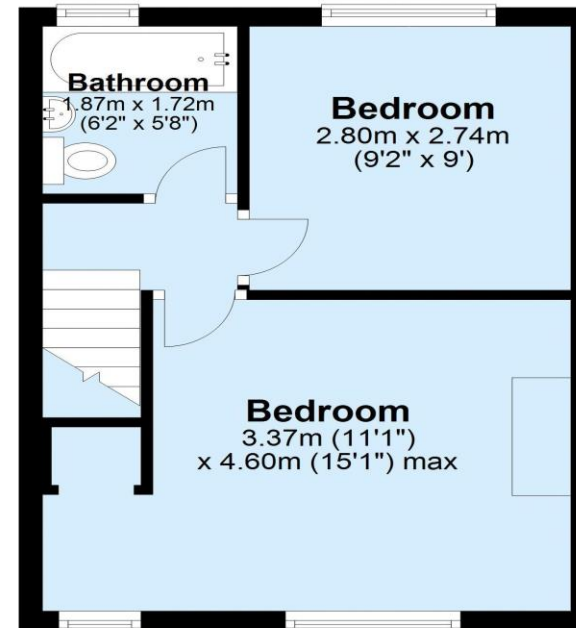
## Ground Floor

Approx. 28.0 sq. metres (301.7 sq. feet)



## First Floor

Approx. 28.3 sq. metres (305.1 sq. feet)



**Total area: approx. 56.4 sq. metres (606.8 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.

<b>Tenure</b>	Freehold
<b>Council Tax Band</b>	A
<b>Possession</b>	Sold as vacant upon possession

### 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		91 B
69-80	C	69 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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