



- Attractive & Characterful semi-detached
- Four double bedrooms
- No chain, ideal family home
- Ample off street parking and delightful gardens
- Lots of insulation measures with 'C' EPC rating
- Bathroom w/c and shower room w/c



A LOVELY FOUR BEDROOMED CHARACTERFUL SEMI-DETACHED PROPERTY IDEAL FOR A GROWING FAMILY SITUATED IN THIS ATTRACTIVE LEAFY CRESCENT, A STONE'S THROW FROM HEADINGLEY CRICKET GROUND AND EXTENSIVE AMENITIES, WITH LOCAL SCHOOLS, LEEDS CITY CENTRE, UNIVERSITIES AND HOSPITALS ALL WITHIN EASY REACH. O

Offered with no chain, this much improved property provides spacious and well planned accommodation with feature stained glass windows, many with lead detailing, briefly comprising a welcoming entrance hall, a lovely lounge with fire surround with electric fire and semi-circular bay window, a dining room with a similar period fire surround and additional electric fire and a modern fitted kitchen with high end Corian work tops;

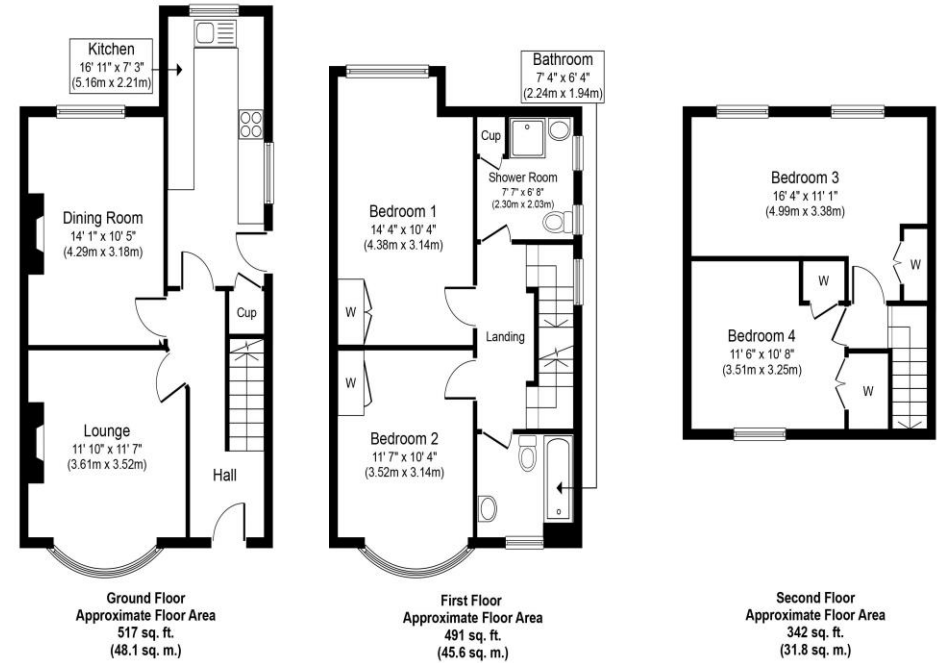
Upstairs there are two double bedrooms and a spacious bathroom w/c and a shower room w/c, offering potential to make either into an en-suite if required. On the top floor, there are two further very generous double bedrooms.

Externally, there is a raised planted area and a paved and gravelled drive providing ample off street parking, leading to a detached single garage and the rear garden which is split into two sections. The first half having a paved patio and raised lawned area leading to the second part via a gated pergola which enjoys a more enclosed garden offering a good degree of privacy with additional lawn and raised borders.

Permit parking applies to on street parking. We understand the seller has carried out extensive insulation works, including external walls, sub floor and the roof void resulting in an efficient grade C EPC rating, close to its full potential. We highly recommend early viewing to fully appreciate this well cared for and presented home.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

D

Possession

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

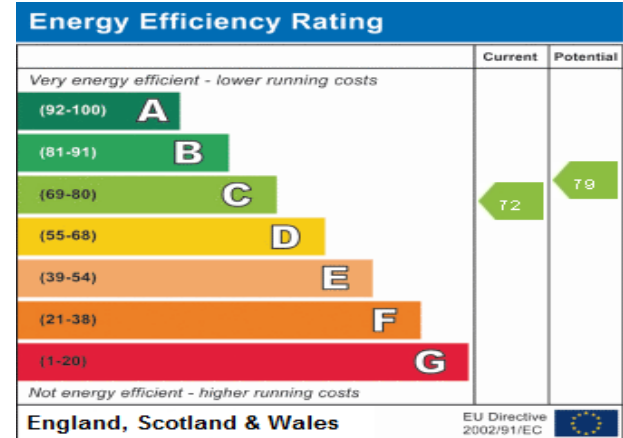
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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.



These particulars are intended to give a fair description of the property but their accuracy is not guaranteed. Intending purchasers must rely upon their own inspection.



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