

Castlehill

Estate & Letting Agents

28 Chelwood Grove, Leeds
LS8 2AX



Offers in Excess of £365,000



- Well presented semi-detached
- Three bedrooms
- Enclosed rear garden
- Long drive and large garage
- Popular & convenient location
- No chain, ideal first/family home



A TRADITIONAL THREE BEDROOMED SEMI-DETACHED PROPERTY WITH A LONG DRIVE FOR AMPLE OFF STREET PARKING LEADING TO A LARGE DETACHED GARAGE AND A GOOD SIZED ENCLOSED REAR GARDEN, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, JUST OFF THE OUTER RING ROAD, CLOSE TO LOCAL AMENITIES AND SCHOOLS, WITH EASY ACCESS INTO LEEDS CITY CENTRE.

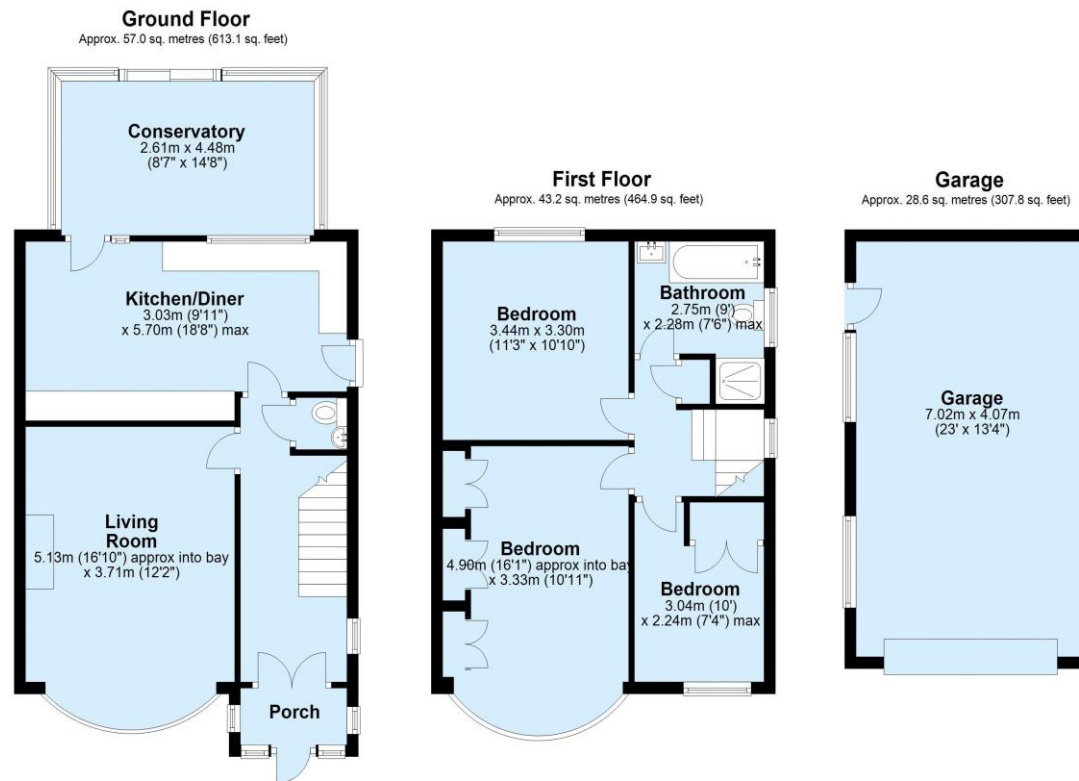
The well presented gas centrally heated and double glazed property comprises an entrance porch leading to an entrance hall with a separate w/c off, a generous lounge with bay window and fireplace and a fitted dining kitchen overlooking a large conservatory to the rear proving access to the rear garden. Upstairs, there are three good sized bedrooms and a bathroom w/c.

Externally, there is a lawned garden to the front and a long tarmac drive providing parking for several vehicles, leading to a detached garage with a modern up & over door. There is a good sized enclosed lawned garden with a paved patio area to the rear. The property is offered with no onward chain and currently let until 30th June 2025, so ideal as a first purchase or family home once vacant possession is obtained at the end of the tenancy.

Internal viewing to appreciate the full potential for buyers to perhaps further improve to their own tastes and standards.







Total area: approx. 128.8 sq. metres (1385.9 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.

Tenure

Freehold

Council Tax Band

C

Possession

Sold subject to tenancies

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/leeds-city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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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