



- Characterful town house
- Three bedrooms
- Sunny aspect rear garden
- Close to city centre & universities
- Ideal first home
- Let until 30th June 2025



A THREE BEDROOMED MID TOWN HOUSE SITUATED IN THIS SOUGHT-AFTER AND VERY CONVENIENT LOCATION, CLOSE TO THE CITY CENTRE AND UNIVERSITIES, YET TUCKED AWAY IN A QUIET CUL-DE-SAC IN ONE OF NORTH LEEDS MANY LEAFY CONSERVATION AREAS.

The property would be suitable for a range of buyers, particularly ideal as a first home or for parents buying for a son or daughter attending university with potential to further enhance to the buyer's own tastes and standards. The property is currently let to two people until 30th June 2025 at £10,637 p/a excluding bills.

The characterful accommodation comprises an entrance hall, a lounge and dining kitchen with pantry off, two good sized bedrooms, a smaller third bedroom or study, and a bathroom with W/C. The first floor rear elevation rooms enjoy open leafy views over the back & neighbouring gardens.

Externally, there is a small front garden and an enclosed garden to the rear enjoying a sunny south-facing aspect. On-street parking is available via a residents' permit scheme

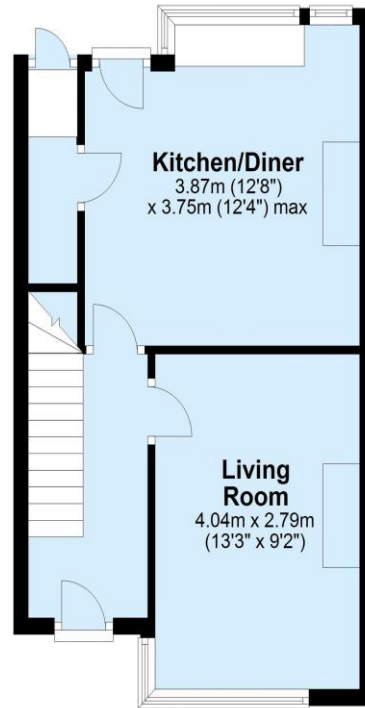
Point to note - The property was recently re-roofed with a 20 year guarantee.





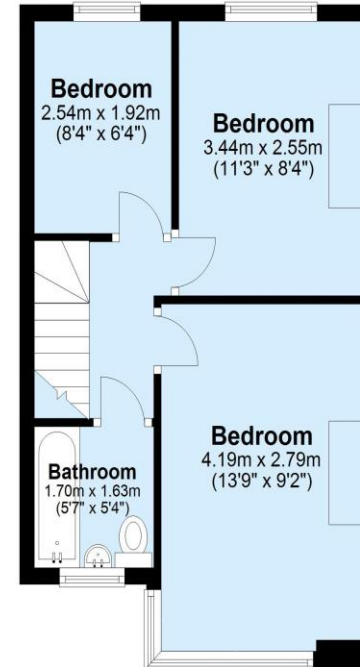
Ground Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



Total area: approx. 66.4 sq. metres (714.3 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 B
Possession Sold subject to current tenancies

Point to note:
The property was recently re-roofed with a 20 year guarantee.

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 aforementioned appliances or services have been tested by us. 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		85 B
69-80	C		
55-68	D	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.

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk