



■ STUNNING TWO BED BACK TO BACK PROPERTY

■ VERY WELL PRESENTED - LOVELY PERIOD FEATURES

■ FIRST HOME OR INVESTMENT

■ LARGER THAN AVERAGE ACCOMMODATION

■ STUDY, DINING KITCHEN & GARDENS

■ G/C HEATING & UPVC D/G & RE-



A WELL PRESENTED & HIGHLY CHARACTERFUL TWO BEDROOMED BACK TO BACK, very tastefully decorated and providing larger than average, exceptionally good quality accommodation with fantastic attention to detail! We urge early internal inspection to fully appreciate a great home and lots of lovely period features, we know buyers love!

Enjoying an elevated position, the property is located in a very popular residential area, only a minute's walk to Burley Park's train station platform and local shops and within easy reach of the extensive amenities in Headingley, Leeds City Centre and the Universities.

Offered with vacant possession at the end of the current tenancy agreement on 20th June 2025, its an ideal first home opportunity, parents considering a purchase for their son/daughter or a continued investment, currently let at £1075pcm! Benefitting from accommodation over four floors, in brief it comprises; a lounge with bay window and attractive solid fuel wood burning stove and a useful study/office off, a spacious lower ground floor dining kitchen with storage room off and access out, a first floor double double bedroom and a modern tiled house bathroom & wc with a shower over the bath and a further good sized second bedroom on the top floor with a dormer window.

Additional features include; stylish exposed brick feature internal walls, a well maintained front garden with valuable sitting out space, gas central heating & fully upvc double glazed including a composite front door with attractive brushed brass door furniture, re-roofed and to those requiring a furnished home, the landlord is offering contents available for sale by separate negotiation, keeping a buyers setting up costs to a minimum!

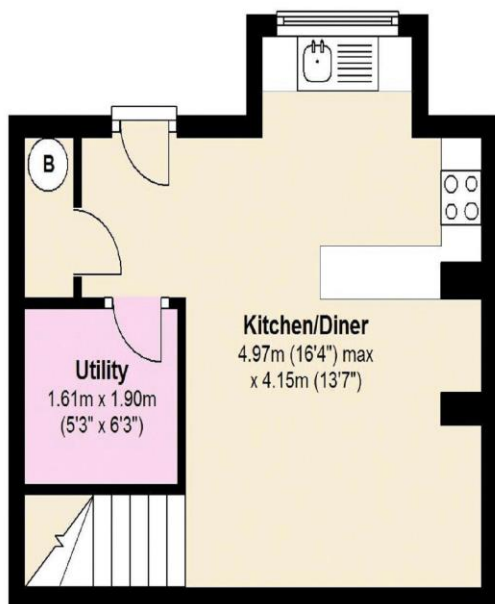
Early viewings essential, you will not be disappointed!





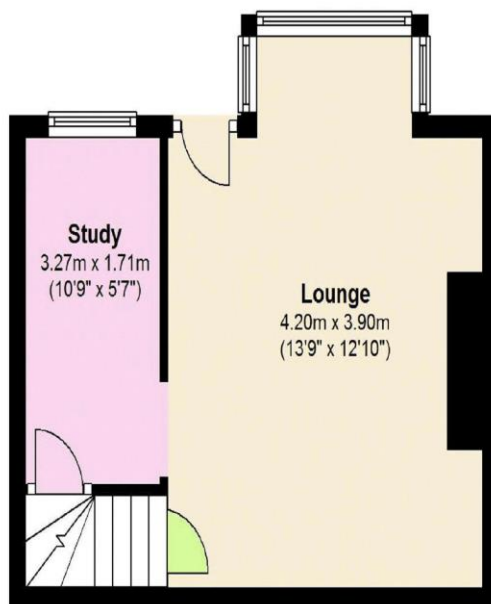
Lower Ground Floor

Approx. 26.0 sq. metres (280.1 sq. feet)



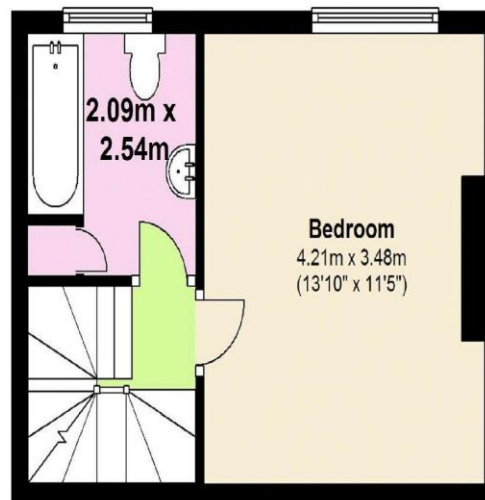
Ground Floor

Approx. 25.4 sq. metres (273.8 sq. feet)



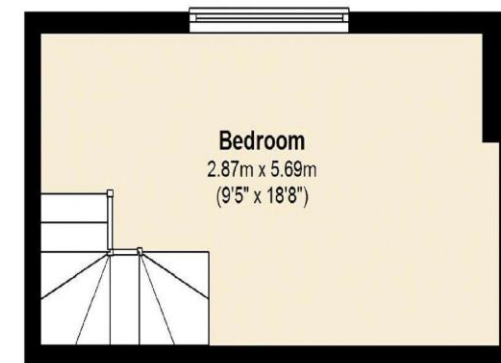
First Floor

Approx. 24.4 sq. metres (262.4 sq. feet)



Attic

Approx. 16.3 sq. metres (175.8 sq. feet)



Total area: approx. 92.2 sq. metres (992.1 sq. feet)

Floor plans are for identification only. All measurements are approximate.

Plan produced using PlanUp.

Tenure	Freehold
Council Tax Band	A
Possession	Currently 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/city-council) website for more information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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