

# Castlehill

Estate & Letting Agents

103, Victoria Road, Leeds  
LS6 1DR



£295,000 Region



- Substantial period terrace
- Spacious characterful accommodation
- Four bedrooms
- South facing garden
- Close to Headingley, city centre and universities
- Upgrading required, ideal project!



**A SUBSTANTIAL & CHARACTERFUL FOUR BEDROOMED PERIOD END TERRACE WITH A SOUTH FACING GARDEN VERY CONVENIENTLY SITUATED, SET BACK OFF VICTORIA ROAD, CLOSE TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, THE EXTENSIVE AMENITIES IN HEADINGLEY, THE UNIVERSITIES AND LEEDS CITY CENTRE.**

Providing generously proportioned accommodation retaining many period features including high ceilings, ceiling coving, picture rails, stripped floorboards, comprising an entrance hall, a lounge with a feature marble fireplace, a dining room with another feature fireplace and kitchen on the ground floor, a useful basement, two first floor double bedrooms, a separate w/c and a third bedroom which has additional access to the master bedroom offering potential for a dressing room, nursery or possibly creating an en-suite bathroom w/c. On the top floor, there is a bathroom with a separate shower enclosure and a further bedroom.

There are leafy views from the front elevation over the garden and Brudenell School. Externally, there is an enclosed yard to the rear and an enclosed lawned garden to the front boarded by mature hedging.

The property would benefit from general upgrading, offering buyers the opportunity to improve to their own tastes and standards.

The property has no history of letting/C4 use, so it would ideally suit private buyers looking for a project to potentially create a lovely family home.



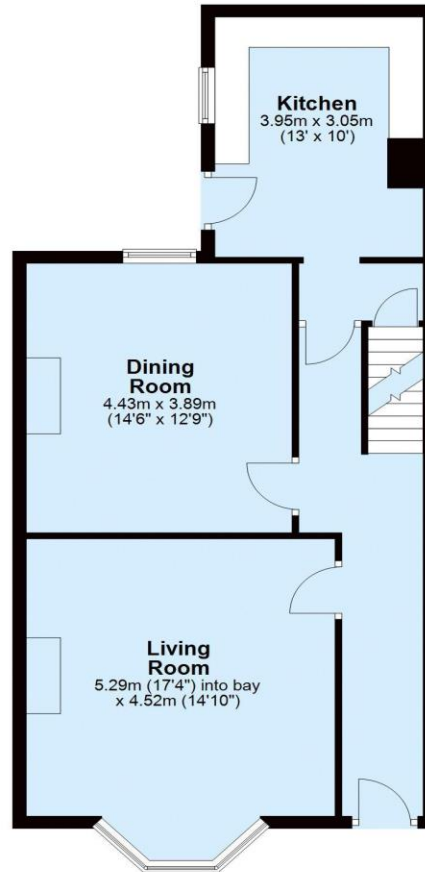




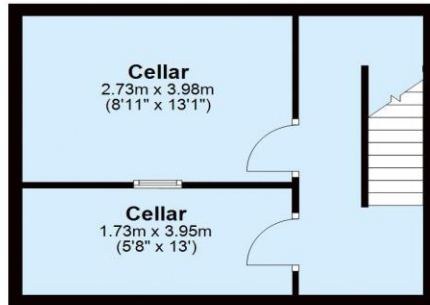




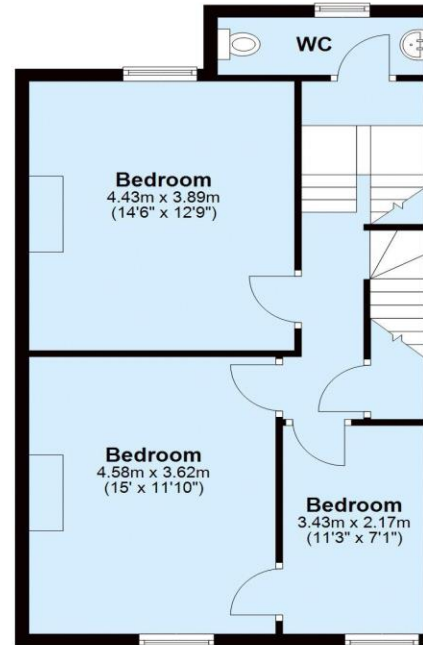
**Ground Floor**  
Approx. 65.5 sq. metres (705.1 sq. feet)



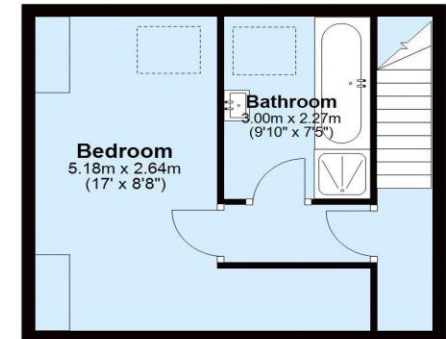
**Lower Ground Floor**  
Approx. 26.9 sq. metres (289.4 sq. feet)



**First Floor**  
Approx. 56.3 sq. metres (606.5 sq. feet)



**Second Floor**  
Approx. 30.6 sq. metres (329.8 sq. feet)



Total area: approx. 179.4 sq. metres (1930.8 sq. feet)

**Tenure** Freehold

**Council Tax Band** D

**Possession** Sold subject to vacant possession

#### Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

#### 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.

#### 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.

#### House in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](#) website for more information.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	33 F	
1-20	G		