Castlehill

Estate & Letting Agents

46, St. Annes Road, Leeds
LS6 3NX

£450,000 Region

- **Wonderful semi-detached property**
- **Five spacious bedrooms**
- **Modern open plan dining room & kitchen**
- **Lovely gardens, drive & garage**
- **Very close to amenities in Headingley**
- **No chain, ideal family home**

The Property Ombudsman

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

Your Sales and Lettings Specialist in North Leeds

A WONDERFUL FIVE BEDROOMED SEMI-DETACHED PROPERTY SITUATED IN THIS VERY POPULAR RESIDENTIAL LOCATION, A FEW MINUTES WALK TO THE LOVELY OPEN SPACES OF BECKETT'S PARK, THE EXTENSIVE AMENITIES IN HEADINGLEY INCLUDING THE MANY SHOPS, BARS AND RESTARAUNTS AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

Offered with no chain, ready for buyers to complete quickly, we highly recommend internal viewing recommended to appreciate the property's full potential. The spacious gas centrally heated and majority UPVC double glazed accommodation has been recently been fitted with new carpets/flooring and has been re-decorated.

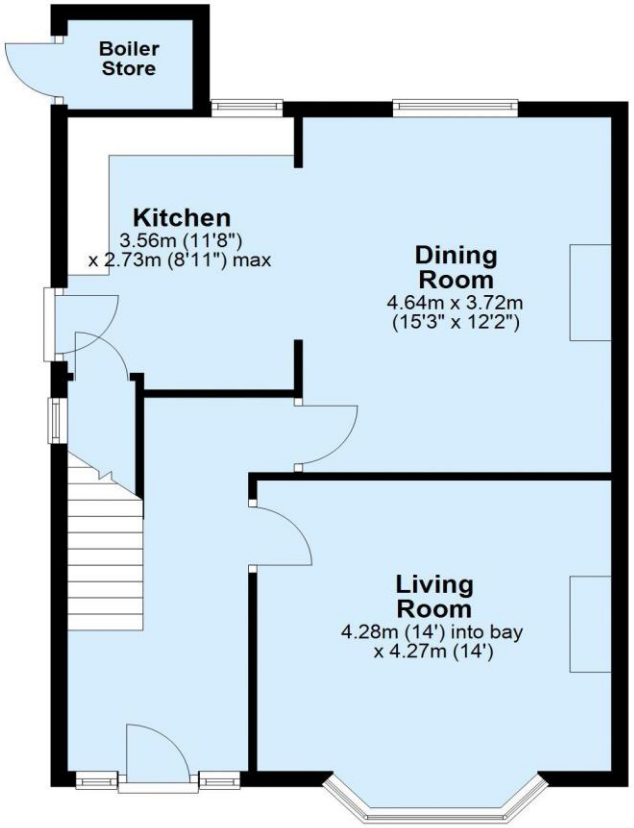
In brief, comprising an entrance hall, a generous lounge with a feature fireplace, bay window, ceiling coving and picture rail and an attractive open plan dining room with fitted units and a modern fitted kitchen with a good sized understairs cupboard and access to the drive to the side.

Upstairs off the landing with an original stained glass window, there are three good sized double bedrooms, a bathroom w/c, a separate shower and a separate w/c. On the top floor, there are two further bedrooms and lots of very useful storage in several eves cupboards on the landing.

Outside, there is a neat lawned front garden with planted borders, a drive leading to a detached garage and an enclosed lawned rear garden. A new EPC has also been commissioned resulting in a impressive grade C rating.

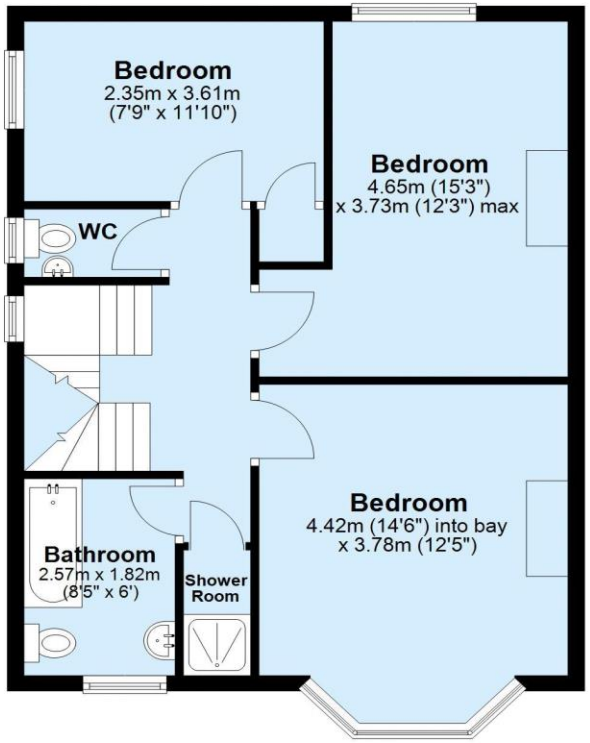
Ground Floor

Approx. 58.2 sq. metres (626.8 sq. feet)



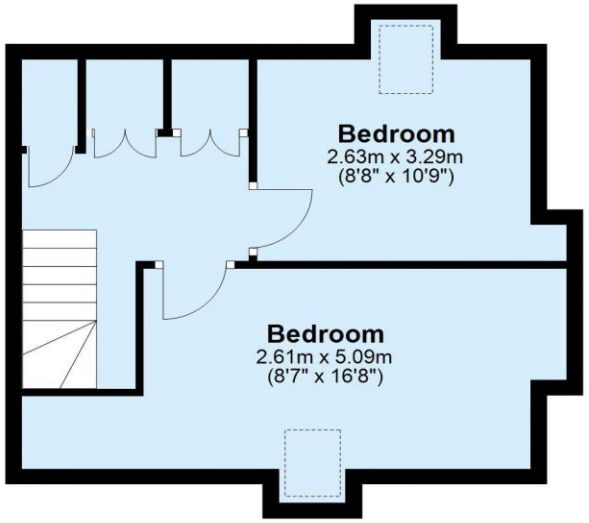
First Floor

Approx. 56.6 sq. metres (609.0 sq. feet)

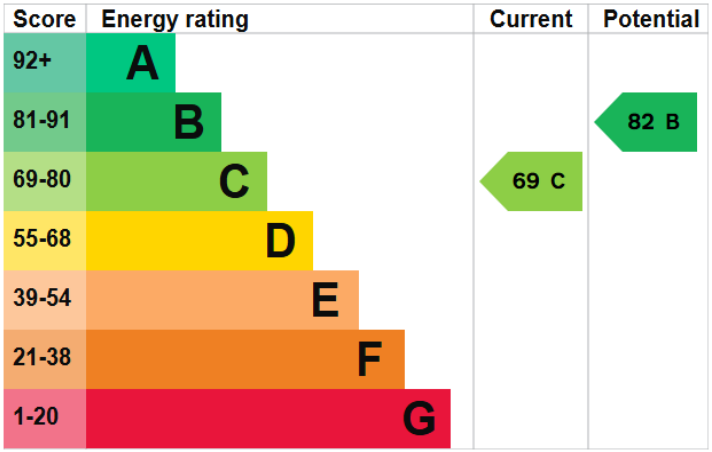


Second Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



Total area: approx. 149.1 sq. metres (1605.4 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.
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.