

16, Batcliffe Mount,
LS6 3PW

£450,000 Region



- Substantial character semi-detached
- Up to seven bedrooms
- Drive, tandem garage and lovely gardens
- Overlooking Becketts Park
- Upgrading required, ideal project
- No chain



A SUBSTANTIAL SEVEN BEDROOMED SEMI-DETACHED PROPERTY SITUATED IN THIS SOUGHT-AFTER LOCATION, OVERLOOKING THE LOVELY OPEN SPACES OF BECKETT'S PARK OPPOSITE, JUST A FEW MINUTES WALK TO LEEDS BECKETT UNIVERSITY CAMPUS AND THE EXTENSIVE AMENITIES IN HEADINGLEY, INCLUDING MANY SHOPS, BARS AND RESTAURANTS WITH LEEDS CITY CENTRE WITHIN EASY REACH.

Offered with no chain, this sizeable property which has been run as a successful rental property for many years now offers excellent scope for conversion back to a family home with upgrading and possibly layout alterations to meet buyers' own requirements.

The current layout comprises an entrance porch leading to an entrance hall with shower room w/c off, a lounge with bay window overlooking the front garden and Beckett's Park, a dining room leading to a large conservatory and a fitted breakfast kitchen. Upstairs, there are four bedrooms, a shower room w/c and a further separate w/c with another three bedrooms on the top floor. There must be potential to reduce the number of bedrooms, perhaps adding en-suite facilities to create one of two master suites, dressing rooms and or offices for working from home.

Outside, there is a paved drive for off street parking, leading to a detached tandem garage and a good sized enclosed lawned rear garden. Additional parking is available on street on a resident's permit basis. Internal inspection is highly recommended to appreciate the full potential and flexible accommodation arrangements to suit buyers own tastes and requirements.





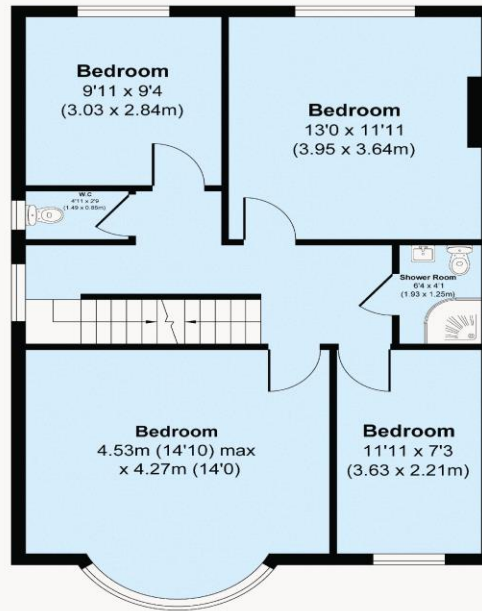




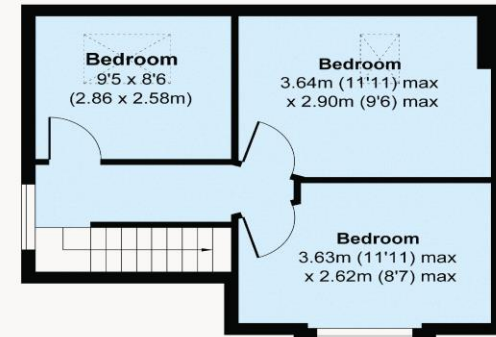
Ground Floor
Approx. 75.5 sq.meters (812.7 sq.feet)



First Floor
Approx. 65.0 sq.meters (700.1 sq.feet)



Second Floor
Approx. 33.8 sq.meters (364.1 sq.feet)



Total area: approx. 174.3 sq.meters (1876.9 sq.feet)

Plan not to scale - strictly for identification purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Tenure Freehold

Council Tax Band E

Possession Vacant possession on completion

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.

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.

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](https://www.leeds.gov.uk/) 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.