



- Spacious detached property
- Four bedrooms, master bedroom with ensuite
- No chain, ideal for growing family
- Integral garage & good sized gardens
- Lots of potential!
- Close to extensive amenities



OFFERED WITH NO CHAIN! A DETACHED FOUR BEDROOMED PROPERTY PROVIDING SPACIOUS MODERN LIVING WITH DRIVE, INTEGRAL GARAGE AND GARDENS, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO THE EXTENSIVE AMENITIES IN MEANWOOD AND WITH EXCELLENT ACCESS INTO LEEDS CITY CENTRE AND ONTO THE MAJOR ROAD NETWORK.

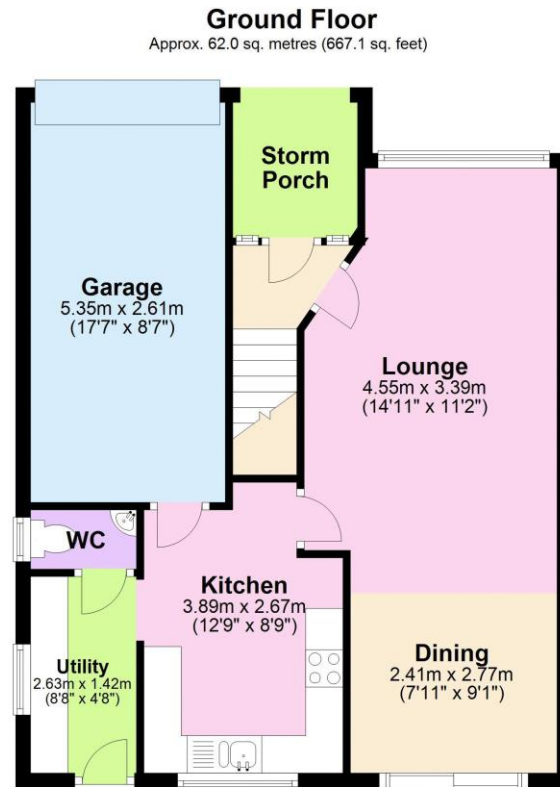
The property has recently been redecorated throughout and offers a great potential for a growing family, briefly comprising a covered entrance porch leading to an entrance hall, a lounge open plan to a dining area with glazed doors to the rear garden, a fitted kitchen with useful access directly into the garage, a utility room with additional access into the rear garden and & separate w/c.

Upstairs, there is a master bedroom with en-suite shower room w/c, three further good sized bedrooms and a house bathroom w/c.

Externally there is a lawned front garden with drive to an integral garage and a generous largely enclosed lawned garden to the rear providing a good degree of privacy & security, ideal for young children or pets. Internal inspection recommended to appreciate the property's full potential.







Total area: approx. 114.1 sq. metres (1228.2 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure	Freehold
Council Tax Band	D
Possession	Sold subject to vacant possession

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/) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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.

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