



- Well cared for family home
- Two double bedrooms
- Lovely south facing enclosed garden
- No chain, ideal first home
- Spacious well presented accommodation
- Close to Headingley & train station



A SPACIOUS AND WELL MAINTAINED TWO BEDROOMED TOWN HOUSE SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, CLOSE TO THE EXTENSIVE AMENITIES IN HEADINGLEY, TRAIN STATION, WITHIN EASY REACH OF LOCAL SHOPS AND WITH EASY ACCESS INTO LEEDS AND ONTO THE OUTER RING ROAD.

Offered with no chain, immediate vacant possession and some contents available by negotiation, the property must be ideal as a first home with potential to possibly upgrade/modernise over time. The gas centrally heated and UPVC double glazed accommodation comprises an entrance hall, leading to a breakfast kitchen with useful understairs storage and a through lounge with feature fireplace and a dining area. upstairs, there are two good sized double bedrooms, each with built-in cupboards/wardrobes and a bathroom w/c. Outside, there is a lovely well tended southerly facing enclosed rear garden, with lawn and mature planting.

The property has external wall insulation which was installed in 2015 and has a 25 year guarantee. The sellers also recently had the flat roof inspected where some minor repairs were carried out but they were advised the roof was generally in sound condition.

Point to note: The property is of non-standard construction (5M), so buyers are advised to obtain financial advice if intending to apply for a mortgage.

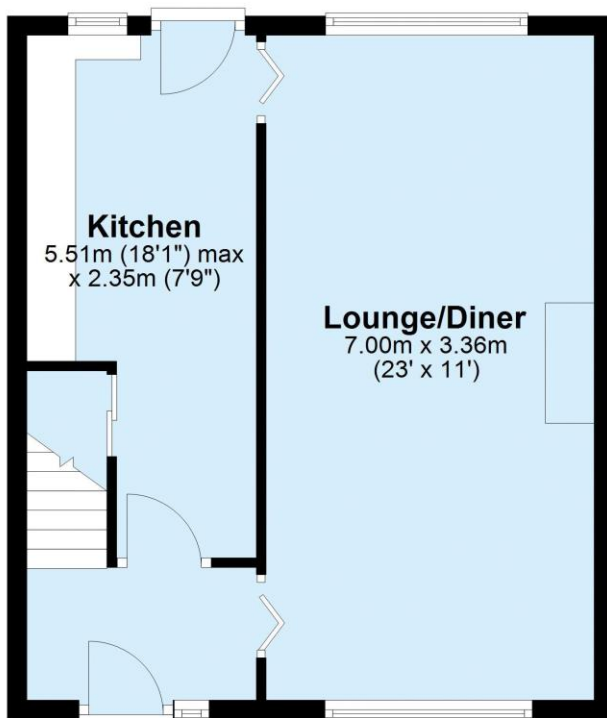
Internal inspection highly recommended of this well cared for family home, highly suited to first time buyers.





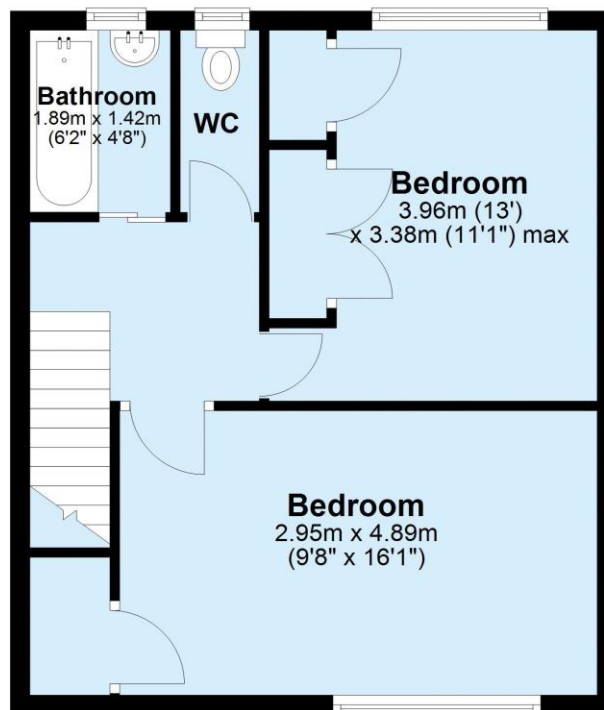
Ground Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 80.9 sq. metres (871.1 sq. feet)

Tenure

Freehold

Council Tax Band

A

Possession

Vacant possession on completion

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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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