

Castlehill

Estate & Letting Agents

5 St Ann's Green, Leeds
LS4 2SD

£240,000 Region



- Characterful town house
- Two double bedrooms & loft room
- Lovely enclosed gardens front & back
- Attractive open plan dining kitchen
- Close to Headingley & train station
- No chain, great first home



A DECEPTIVELY SPACIOUS AND WELL PRESENTED TWO BEDROOMED TOWN HOUSE WITH A VERY USEFUL LOFT ROOM AND DELIGHTFUL GARDENS, SITUATED IN THIS QUIET CUL-DE-SAC, A SHORT WALK TO THE EXTENSIVE AMENITIES IN HEADINGLEY, BURLEY PARK & HEADINGLEY TRAIN STATIONS AND WITHIN EASY REACH OF THE UNIVERSITIES, HOSPITALS AND LEEDS CITY CENTRE

Offered with no chain, this characterful property has been improved by the current owner including a new boiler in 2023 and rewiring work with a 10 year inspection certificate from 2021, featuring a lounge semi-open plan to a lovely dining kitchen both with LVT flooring throughout, with modern fitted units and glazed double doors into the rear garden. Upstairs there are two very generous double bedrooms, the master bedroom having a range of built-in cupboards and an en-suite w/c. The second bedroom has feature parquet style flooring and access to a large loft room via a drop down ladder with a skylight window, providing great storage space, a study or hobby room, with excellent potential to convert formally, subject to relevant consents

Outside there is an enclosed lawned garden with planted borders and a ginnel to the side providing access to the rear garden. The rear garden is also fully enclosed with a lawn bordered by attractive planting, a paved patio and a timber shed with power and lighting. Parking is readily available on street and as the kerb is already lowered outside the property, there is potential to create off street parking into the front garden if required, subject to relevant consents.

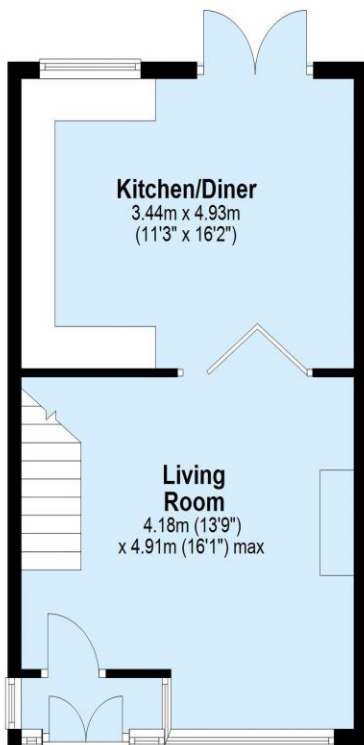
Internal viewing strongly advised of this characterful, well maintained home with potential for buyers to perhaps further improve/adapt to their own requirements.





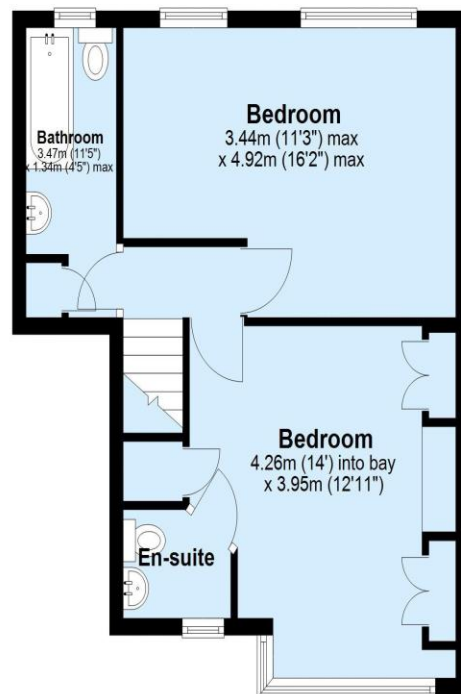
Ground Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



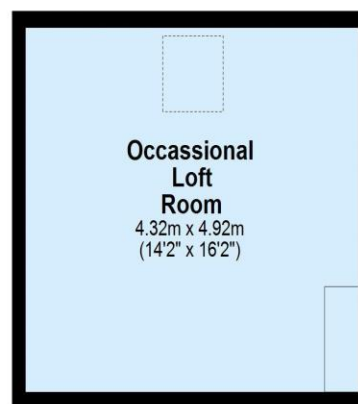
First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Loft

Approx. 21.3 sq. metres (228.8 sq. feet)



Total area: approx. 100.7 sq. metres (1083.9 sq. feet)

Tenure

Freehold

Council Tax Band

B

Possession

Vacant possession on completion

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		
69-80	C		80 C
55-68	D	58 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.

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