

# Castlehill

Estate & Letting Agents

5 Beulah View, Leeds  
LS6 2LA

£155,000 Region



- Spacious back to back terrace
- Two double bedrooms
- Renovation required
- Close to universities & city centre
- No chain, ideal project
- Cul-de-sac position





**A TWO BEDROOMED MID TERRACED BACK TO BACK WITH A SOUTHERLY ASPECT, SITUATED IN A CUL-DE-SAC, VERY CONVENIENTLY SITUATED A SHORT WALK TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.**

Providing spacious gas centrally heated and UPVC double glazed accommodation, now in need of general improvement, an ideal project perhaps as a first home or for investment with potential rent of over £1,000 pcm once renovated.

Offered with no chain and immediate vacant possession, the accommodation comprises a lounge and kitchen on the ground floor, a basement, a double bedroom with period fireplace and a large bathroom w/c on the first floor and a second double bedroom also with a period fireplace on the top floor.

Outside, the property is street lined with ample on street parking.



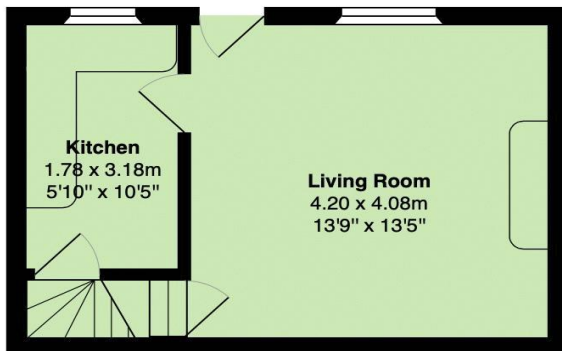


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

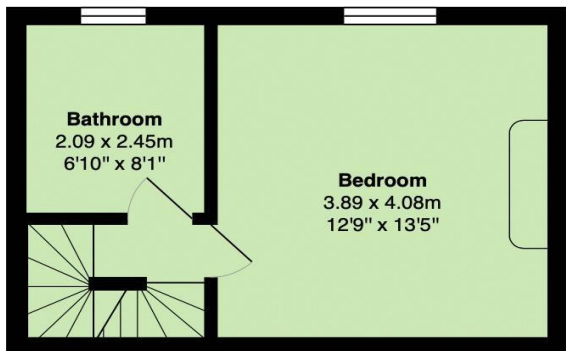
Lower Ground Floor



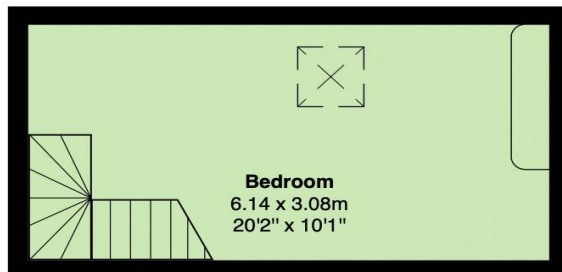
Ground Floor



First Floor



Second Floor



Total Area: 94.1 m<sup>2</sup> ... 1013 ft<sup>2</sup>

All measurements are approximate and for display purposes only

#### Possession

Vacant possession on completion

#### Council Tax Band

A

#### Tenure

Freehold

#### 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.

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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