



Offers in Excess of £400,000 Region



- Spacious semi-detached
- Five generous bedrooms
- Lovely gardens & drive
- Sought-after residential location
- Close to shops, schools and parkland
- No chain, ideal family home



A SPACIOUS FIVE BEDROOMED SEMI-DETACHED PROPERTY WITH LOVELY GENEROUS GARDENS AND DRIVE FOR OFF STREET PARKING, SITUATED IN THIS SOUGHT-AFTER AND HIGHLY CONVENIENT LOCATION, A SHORT WALK TO THE EXTENSIVE AMENITIES IN HEADINGLEY, A NUMBER OF SCHOOLS, THE OPEN GREEN SPACES OF BECKETTS PARK AND WITHIN EASY REACH OF LEEDS CITY CENTRE.

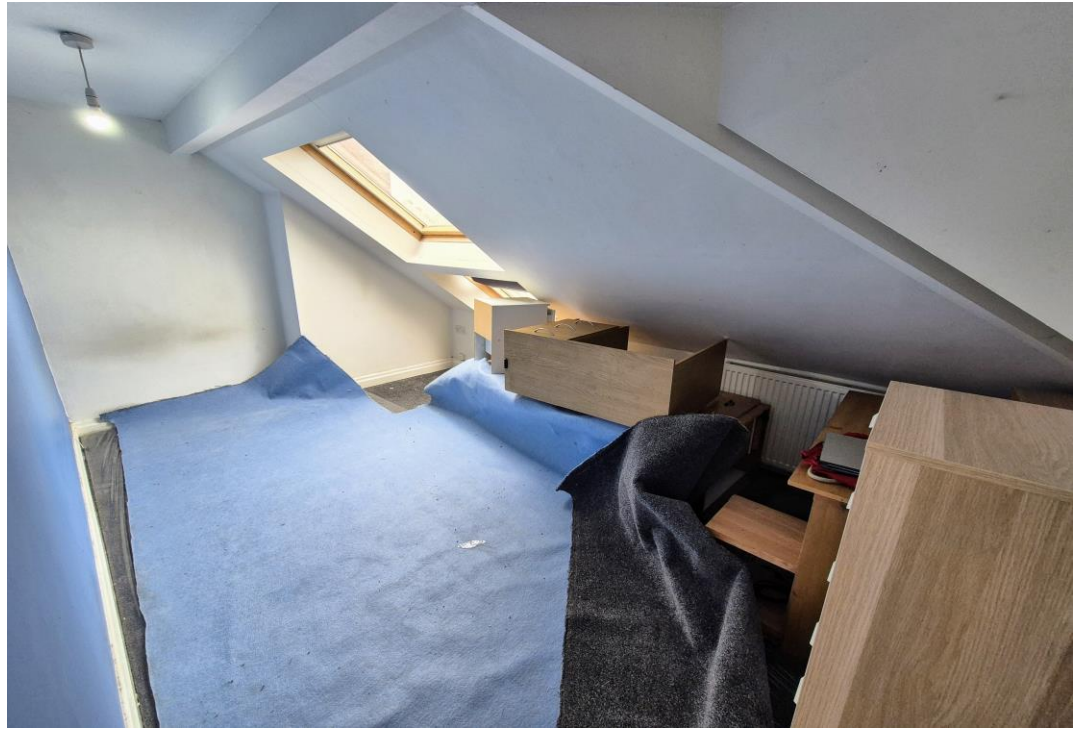
Offered with no chain and immediate vacant possession, the property has previously been run as a successful rental property, but now must offer excellent scope for private buyers to convert back into a family home and improve to their own tastes and standards.

The generously proportioned and characterful accommodation comprises a spacious entrance hall, a lounge with a feature fireplace and bay window, a dining room with a door to the rear garden and a modern fitted kitchen on the ground floor. Upstairs, there are three good sized double bedrooms, a bathroom w/c and a shower room, perhaps more suited to converting into a second w/c. On the top floor there are two further bedrooms which could be converted into a master suite with an en-suite, subject to consents.

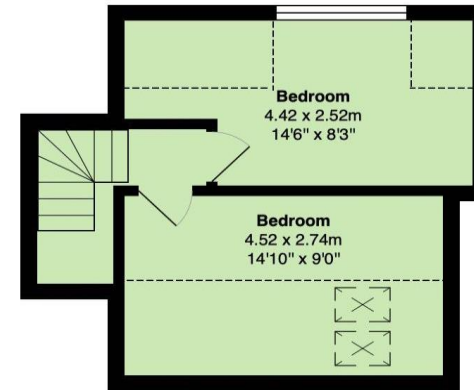
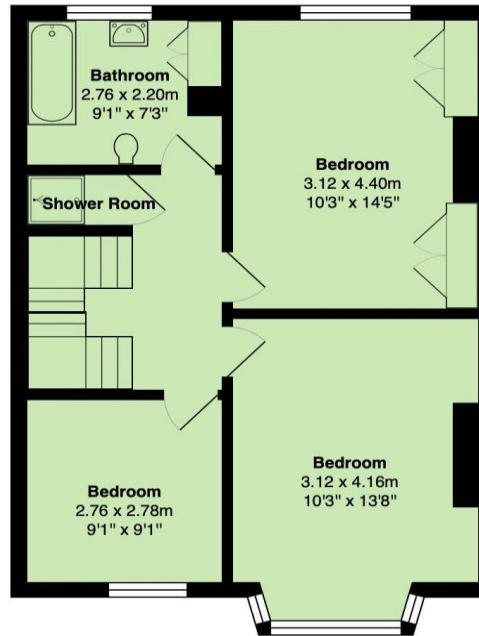
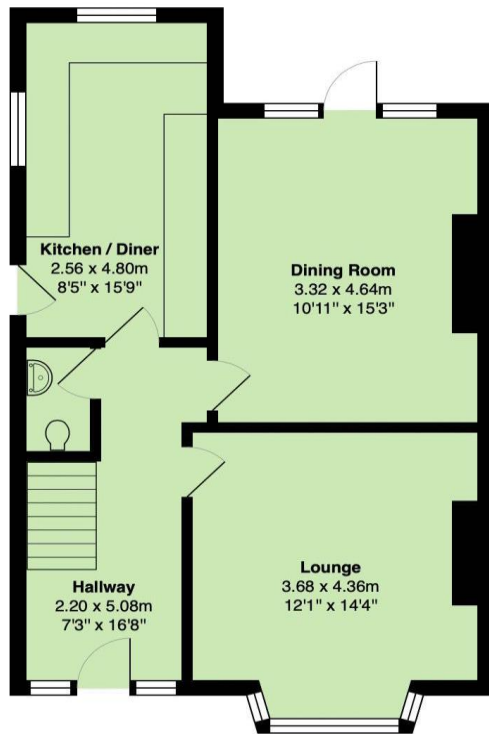
Outside, there is an enclosed front garden with established shrubs and a large tarmac drive for off street parking. The attractive rear garden comprises a tarmac patio area and a large lawned area and established planting. There must be excellent scope for the addition of a garage if required, subject to relevant consents. Internal viewing to fully appreciate the excellent potential to create an attractive and spacious family home.











Total Area: 142.1 m² ... 1529 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure Freehold

Council Tax Band D

Possession Sold subject to vacant possession

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.

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.