



- Attractive semi-detached property
- Three good sized bedrooms
- Popular Meanwood location
- Generous rear garden
- No chain, ideal first/family home
- Close to schools & amenities



A WELL PRESENTED THREE BEDROOMED SEMI-DETACHED PROPERTY WITH A GOOD SIZED REAR GARDEN, SITUATED IN THIS VERY POPULAR AND CONVENIENT RESIDENTIAL LOCATION, CLOSE TO SCHOOLS, THE DAVID LLOYD LEISURE CENTRE, OPEN PARKLAND AND THE AMENITIES, SHOPS, BARS AND CAFES IN MEANWOOD. ALSO WITH EASY ACCESS INTO LEEDS AND ONTO THE MAJOR ROAD NETWORKS.

Offered with no chain, previously used a successful rental property, this must be a great opportunity for buyers to convert back to a lovely family home. The accommodation comprises of a small entrance porch, an entrance hall with a useful cupboard off, a lounge with stone surround and wood laminate flooring, a dining room (currently set up as a bedroom) also with a stone fire surround and laminate flooring and a fitted kitchen with access to the rear garden. Upstairs, there are three good sized bedrooms and a spacious bathroom w/c.

Outside, there is a paved drive for off street parking for one vehicle, a low maintenance front garden and a generously sized lawned garden to the rear. Internal viewing strongly advised to appreciate the full potential to create a lovely family home with space to extend, subject to relevant consents.







Total Area: 90.1 m² ... 969 ft²

Tenure Freehold

Council Tax Band C

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.

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](http://www.leeds.gov.uk) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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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