



- Fantastic fully refurbished end town house
- Three bedrooms and loft room
- Substantial corner plot
- Large gardens, drive and garage
- Excellent potential to extend
- No chain, ideal first home





**A FULLY REFURBISHED THREE BEDROOMED END TOWN HOUSE WITH A USEFUL LOFT ROOM, STANDING ON A SUBSTANTIAL CORNER PLOT, OFFERING EXCELLENT POTENTIAL TO EXTEND TO THE SIDE WHILST STILL MAINTAINING GOOD SIZED GARDENS, DRIVE AND A GARAGE. SITUATED IN THIS POPULAR AND HIGHLY CONVENIENT RESIDENTIAL LOCATION, WITHIN WALKING DISTANCE TO HEADINGLEY AND BURLEY PARK TRAIN STATIONS, THE CRICKET AND RUGBY GROUNDS AND THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY AND KIRKSTALL.**

Offered with no chain, this ready to walk into property would make an ideal first home or for a young family with potential to perhaps extend in future years to meet a growing family's requirements. Refurbishment improvements include a new electrical installation with a 10 year certificate, a new gas central heating system with a new boiler, a new modern fitted kitchen and bathroom w/c, new carpets, doors and decor.

The various improvements have resulted in a strongly rated EPC grade C. The accommodation provides an entrance hall, a lounge, a dining room with a brick fire surround and glazed doors to the rear patio, semi-open plan to the modern kitted kitchen.

Upstairs, there are two double bedrooms and a third small bedroom/study/nursely and a modern bathroom w/c with a contemporary suite. There is also a very useful loft room with skylight style windows, ideal as a study, games/hobby room or occasional bedroom.

Outside, there is a lawned front garden and a very large corner plot garden offering the chance for buyers to perhaps improve and landscape to personal tastes, a drive leading to a detached garage and a paved patio to the rear. Planning permission was previously obtained for a single storey side extension which has now expired, but there must be excellent scope for this to be reinstated or possibly a new application for a two storey extension might now be considered, subject to relevant consents.











Total Area: 101.3 m<sup>2</sup> ... 1090 ft<sup>2</sup>

**Tenure**  
Freehold  
**Council Tax Band**  
B  
**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](https://www.leeds.gov.uk/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	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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