



- Well presented end town house
- Two bedrooms plus loft room
- Off street parking
- Attractive enclosed garden
- No chain, ideal first home
- Close to city centre & universities



**A WELL PRESENTED AND MAINTAINED TWO BEDROOMED MODERN END TOWN HOUSE WITH A USEFUL LOFT ROOM, OFF STREET PARKING AND AN ENCLOSED GARDEN, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO THE UNIVERSITIES AND LEEDS CITY CENTRE.**

Offered with no chain, ideal as first home or as an investment, the spacious accommodation comprises an entrance hall, a lounge with wood laminate flooring, a dining kitchen with a tiled floor and access into the rear garden; upstairs, there is a generous master bedroom with built-in cupboards, a good sized second bedroom and a bathroom w/c. The loft room has built-in cupboards, two velux style windows and is accessed by a drop down ladder on the landing, providing useful storage or as a office/hobby room or possibly an occasional bedroom.

Outside to the front, there is paved off street parking and shared access to the rear of the property with an attractive enclosed low maintenance garden with established planted borders. Further parking is available on street with a residents' permit. Internal viewing recommended of this well cared for home.







Total Area: 90.7 m<sup>2</sup> ... 977 ft<sup>2</sup>

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Tenure</b>           | Freehold                          |
| <b>Council Tax Band</b> | A                                 |
| <b>Possession</b>       | 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.

#### 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.

#### 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             |         | 83 B      |
| 69-80 | C             | 70 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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