



- Spacious semi-detached
- Two bedrooms
- Modern shower room w/c
- Good sized enclosed gardens
- Off street parking
- Some updating required



A TWO BEDROOMED SEMI-DETACHED PROPERTY STANDING ON A GENEROUS PLOT WITH OFF STREET PARKING AND A GOOD SIZED SUNNY ASPECT REAR GARDEN, IN NEED OF SOME GENERAL UPDATING, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION AND CLOSE TO THE EXTENSIVE SHOPPING AND LEISURE AMENITIES ON KIRKSTALL ROAD AND SHOPS, BARS AND RESTAURANTS IN HEADINGLEY.

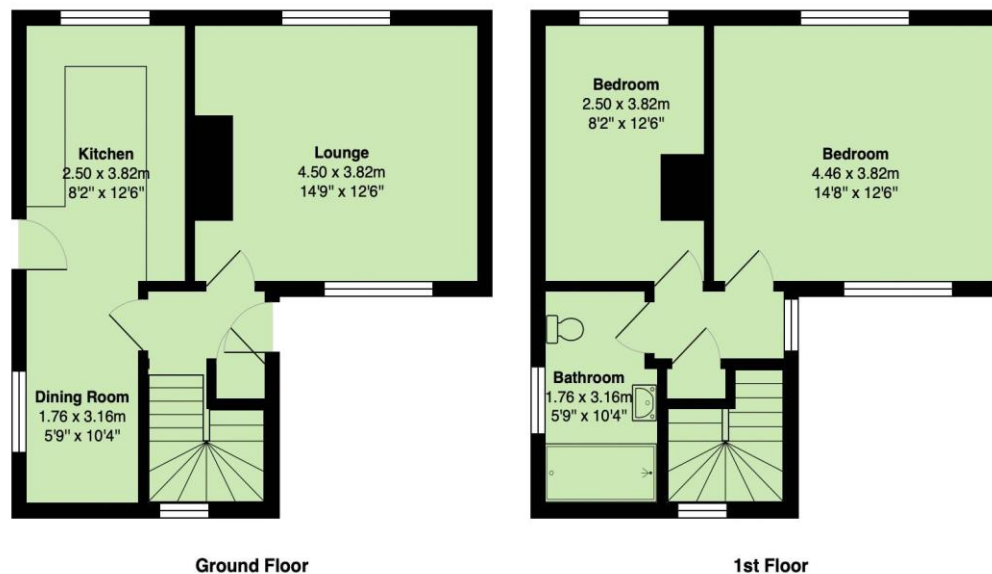
The spacious accommodation comprises a side entrance hall leading to a good sized lounge with double aspect windows and fireplace and a lovely generous kitchen with a tiled floor and dining area. Upstairs, there is a master bedroom with similar proportions to the lounge, also with double aspect windows, a second bedroom and a modern shower room w/c.

Outside, there is an enclosed low maintenance garden with a drive for off street parking and a block paved path to the side of the property leading to an enclosed southerly facing rear garden bordered by mature hedging with a blocked paved patio, lawn and gravelled area.

The property would benefit from some general updating, but offers buyers an exciting opportunity to further improve to their own tastes and standards.







Total Area: 79.4 m² ... 854 ft²

Tenure	Freehold
Council Tax Band	B
Possession	Sold vacant upon possession
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.
Offer procedure	<p>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.</p> <p>We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.</p>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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.

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk