



- Substantial semi-detached
- Four double bedrooms
- Lovely established gardens
- Long drive and detached garage
- No chain, ideal family home
- Would benefit from some updating





**A SUBSTANTIAL FOUR BEDROOMED SEMI-DETACHED PROPERTY, WITH GOOD SIZED GARDENS, DRIVE AND GARAGE, OFFERED WITH NO CHAIN, SITUATED IN THIS HIGHLY CONVENIENT LOCATION, CLOSE TO HEADINGLEY TRAIN STATION, WITHIN WALKING DISTANCE TO THE CRICKET GROUND AND THE EXTENSIVE AMENITIES IN HEADINGLEY, WITH EASY ACCESS INTO LEEDS CITY CENTRE.**

Previously let out, the property is ideal for continued investment or would perhaps more suit a growing family with potential to further improve to buyers' own tastes and standards. The accommodation in brief comprises a covered entrance porch leading to an entrance hall with a separate w/c off, a good sized lounge with bay window and ceiling coving, a dining room (previously used as a bedroom) with a door to the rear garden, a spacious kitchen leading to a useful lean-to conservatory with access to the rear garden. Upstairs, there are three double bedrooms, a shower room with wash basin and a further bedroom and bathroom w/c with a separate shower enclosure on the top floor. Outside, there is a lawned front garden bordered by mature hedging and established trees, a long paved drive leading to a detached garage and the attractive rear garden, with a small paved patio and lawn, also bordered by mature hedging and established trees, shrubs and plants. Internal viewing strongly advised to fully appreciate the property's full potential, ideal for upgrading to improve letting prospects, but perhaps more likely to create a lovely family spacious home.











Total Area: 122.9 m<sup>2</sup> ... 1323 ft<sup>2</sup>

**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](#) website for more information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 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.

Your Sales  
and Lettings