



- Great First Home or Investment Opportunity
- Three Double Bedrooms & 2x Bathrooms
- Sold With Vacant Possession
- Spacious & Very Well Presented
- Close to Schools, Vue Cinema Complex & City Centre
- Gardens, Gas C/Heated and UPVC D/Glazed!



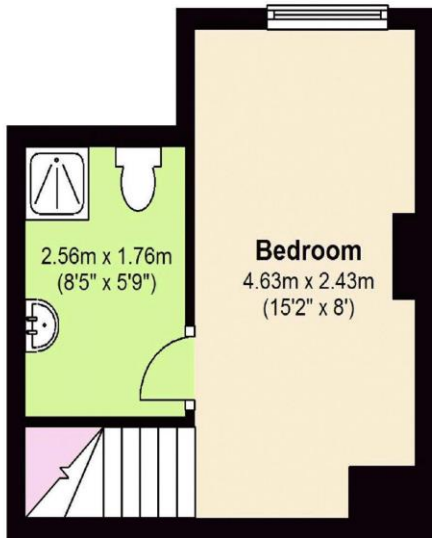
A SPACIOUS 3 DOUBLE BEDROOMED GAS CENTRALLY HEATED & UPVC DOUBLE GLAZED BACK TO BACK TERRACE, CONVENIENTLY SITUATED JUST A FEW MINUTES WALK TO EXTENSIVE AMENITIES ON KIRKSTALL ROAD, SCHOOLS AND WITHIN EXCELLENT REACH TO LEEDS CITY CENTRE, THE UNIVERSITIES & HOSPITALS. OFFERED WITH IMMEDIATE VACANT POSSESSION ON COMPLETION, AN IDEAL HOME FOR FIRST TIME BUYERS OR PARENTS BUYING FOR SON/DAUGHTER OR EQUALLY A CONTINUED INVESTMENT! The well managed & elevated property enjoys a sunny aspect and is only a few minutes walk to the Vue cinema complex, supermarkets & coffee shops and only 1 mile to the City Centre. The property is being sold with vacant possession, allowing both first time buyers and families the opportunity to move in, enhancing the efficiency of purchase, with the Landlord able to demonstrate a long letting history as an HMO! In brief, it comprises a lounge, modern fitted kitchen, lower ground floor bedroom with en suite shower room & wc, potential for homeowners to let to generate extra income! A first floor bedroom and light & airy bathroom & wc and a huge top floor bedroom with a dormer window, with lots of natural light and long open views! Externally there is an attractive low maintenance garden, enjoying a sunny aspect during the day and some valuable sitting out space. In our opinion, sensibly priced and suitable for a range of buyers. Internal viewing highly recommended to fully appreciate this property's generous room proportions, characterful period features and very well cared for accommodation! The contents are also available by separate negotiation, keeping a buyers setting up costs to a minimum!





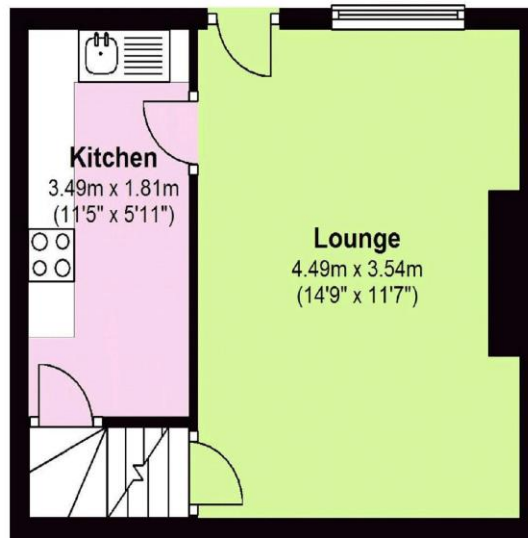
Lower Ground Floor

Approx. 17.8 sq. metres (191.5 sq. feet)



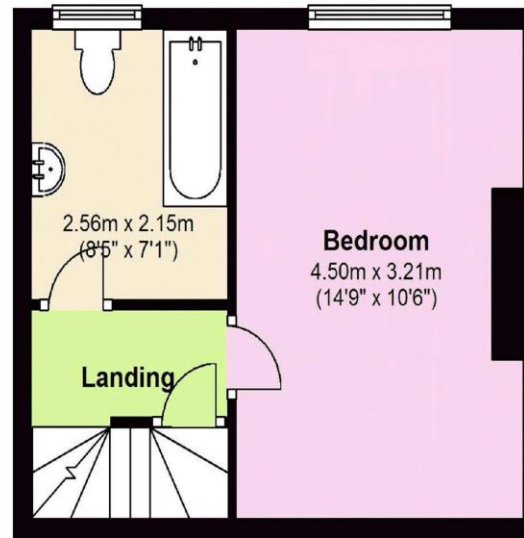
Ground Floor

Approx. 24.4 sq. metres (262.5 sq. feet)



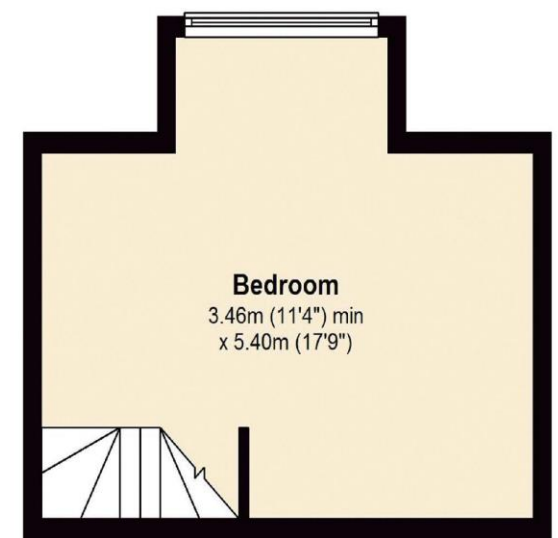
First Floor

Approx. 24.8 sq. metres (267.4 sq. feet)



Attic

Approx. 21.3 sq. metres (228.7 sq. feet)



Total area: approx. 88.3 sq. metres (950.1 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure Freehold **Council Tax Band** A **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		87 B
69-80	C		
55-68	D	62 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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