



- Delightful end town house
- Two double bedrooms
- Master bedroom with balcony
- Lovely gardens and off street parking
- No chain, ideal first home
- Close to Headingley & Meanwood



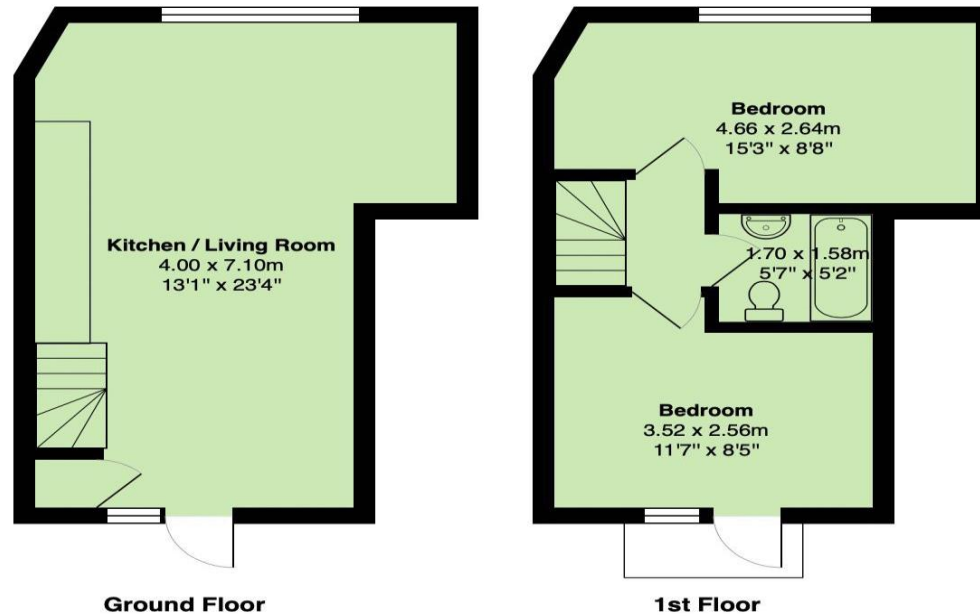
A LOVELY TWO BEDROOMED END TOWN HOUSE WITH A GARDEN AND PARKING SITUATED IN THIS DELIGHTFUL LEAFY CONSERVATION AREA, IN A QUIET BACKWATER, TO THE REAR OF SANDFIELD HOUSE, CLOSE TO THE EXTENSIVE AMENITIES IN BOTH HEADINGLEY & MEANWOOD, THE MEANWOOD VALLEY TRAIL FOOTPATH AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

Offered with no chain, this modern stone built property provides compact, well presented accommodation, ideally suited to first time buyers or perhaps those looking to down size. The well planned gas centrally heated and double glazed accommodation, comprises of open plan living with a useful storage cupboard, a modern fitted kitchen, dining area and lounge with wood laminate flooring throughout; on the first floor there are two good sized bedrooms, one with a feature balcony overlooking the carpark with leafy views and a fully tiled bathroom w/c with shower over the bath.

Outside, there are attractive lawned gardens to the front and side, making a pleasant seating area and a dedicated parking space. There is a right of access to the side of the property for neighbouring properties. The property is currently tenanted on a rolling contract, but we are advised that notice will be provided to the tenants on receipt of an acceptable offer. Early viewing strongly advised to fully appreciate this unusual and rare opportunity!







Total Area: 55.7 m² ... 600 ft²

Tenure Freehold **Council Tax Band** B **Possession** Currently sold subject to tenancies

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.

Please see the [Leeds City Council](http://Leeds City Council website) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 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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