

# Castlehill

Estate & Letting Agents

24 Highbury Terrace, Leeds  
LS6 4ET

£239,950 Region



- Characterful mid terrace
- Two double bedrooms
- Lovely sunny afternoon aspect garden
- Close to Headingley & Meanwood
- No chain, ideal first home





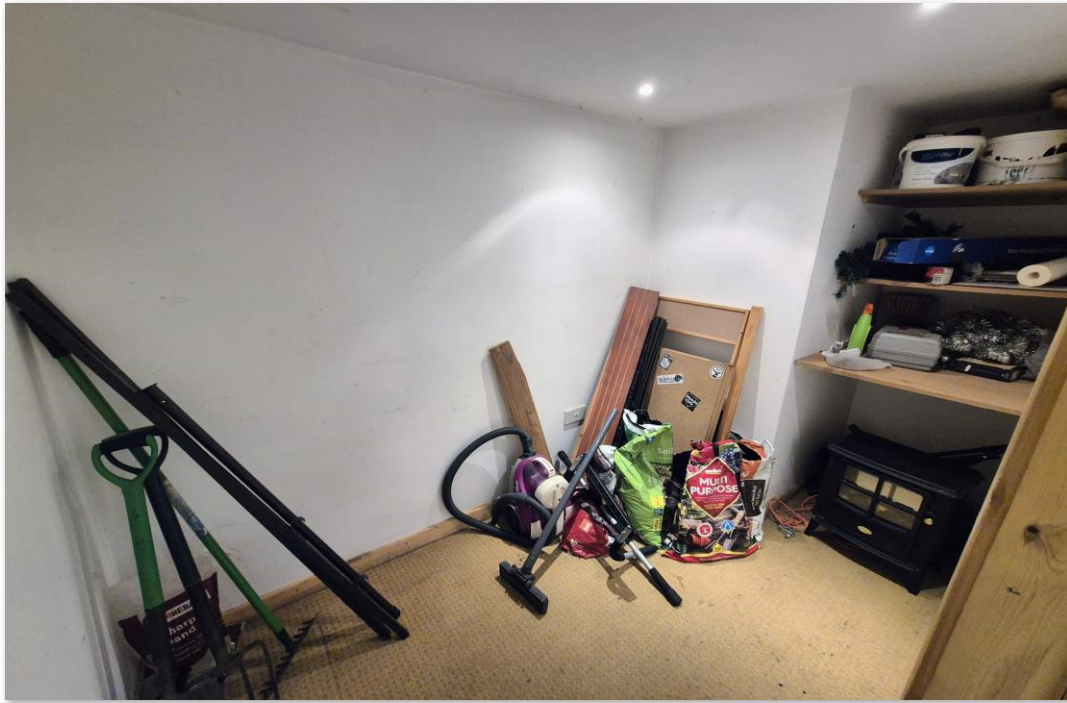
**A CHARACTERFUL TWO BEDROOMED MID TERRACED BACK TO BACK WITH A LOVELY GARDEN ENJOYING A SUNNY AFTERNOON ASPECT, CLOSE TO THE EXTENSIVE SHOPS, BARS AND RESTAURANTS IN BOTH HEADINGLEY AND MEANWOOD, WITH THE LEAFY MEANWOOD VALLEY TRAIL FOOTPATH ON THE DOORSTEP WITH ACCESS TO PARKLAND, THE HOLLIES AND BEYOND. THERE IS EASY ACCESS INTO LEEDS CITY CENTRE AND ONTO THE OUTER RING ROAD, LOCAL SCHOOLS AND MANY ADDITIONAL AMENITIES.**

Offered with no chain, ideal for those looking for their first home and wanting to further improve a property to their own tastes and standards. The accommodation comprises a lounge with a lovely wooden floor, a galley style kitchen, a basement offering excellent potential for either further conversion, subject to relevant consents or useful storage. Upstairs, there is a double bedroom, a spacious bathroom w/c and a further double bedroom with dormer window on the top floor.

Outside there is an attractive enclosed garden and ample on street parking. Internal viewing strongly advised to appreciate the excellent potential.

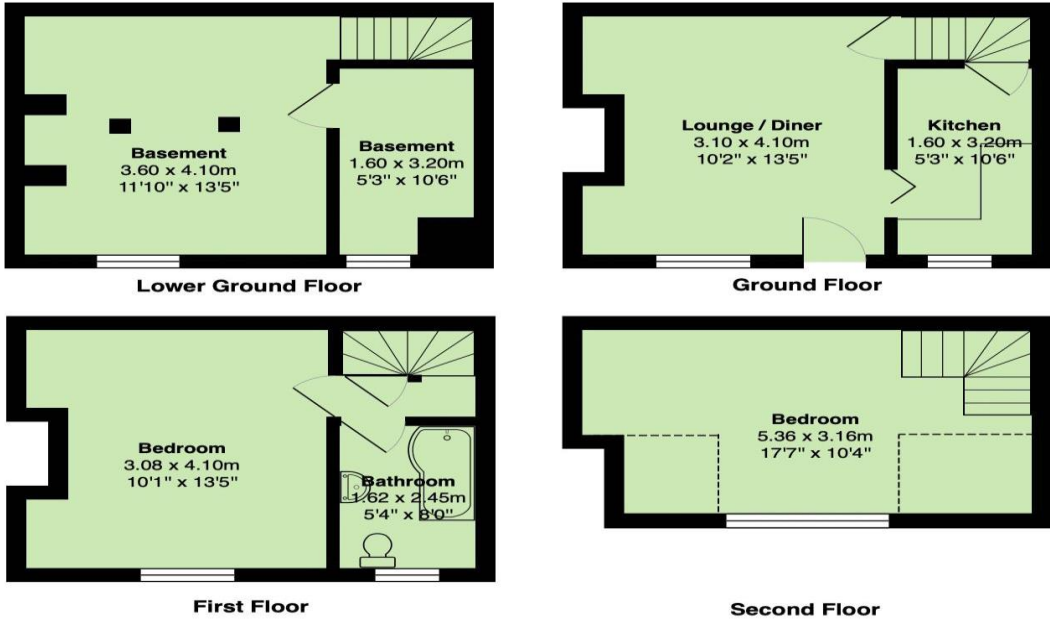








24, Highbury Terrace, Headingley, LS6 4ET



Total Area: 80.2 m<sup>2</sup> ... 864 ft<sup>2</sup>

**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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 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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