



- Stylish and spacious end town house
- Four double bedrooms
- Modern fitted breakfast kitchen
- No chain, ideal for families/professionals
- Two parking spaces & EV point
- Close to Headingley & city centre



A WELL PRESENTED AND STYLISH FOUR BEDROOMED MODERN END TOWN HOUSE WITH PRIVATE PARKING AND AN ENCLOSED GARDEN, SITUATED IN THIS ATTRACTIVE DEVELOPMENT, VERY CONVENIENTLY SITUATED, CLOSE TO LOCAL SHOPS, BARS AND CAFES, THE LOVELY OPEN SPACES OF HYDE PARK AND WITHIN WALKING DISTANCE TO THE EXTENSIE AMENITIES IN HEADINGLEY, THE UNIVERSITIES AND LEEDS CITY CENTRE.

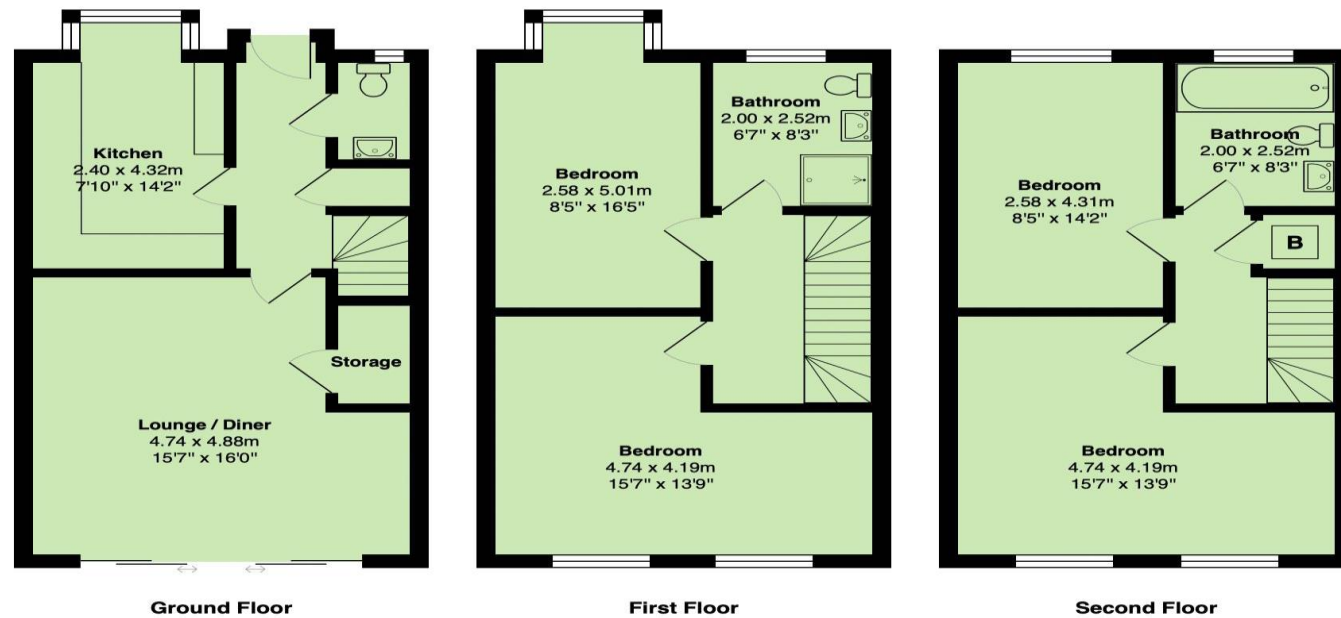
Offered with no chain, this well planned property features spacious gas centrally heated and double glazed accommodation over three stories, comprising an entrance hall with a separate w/c off, a modern fitted kitchen, with lots of storage, a breakfast bar, integrated appliances and high level oven, a very generous lounge and dining space with useful under stairs storage and glazed patio doors to the rear garden, two double bedrooms and a shower room w/c on the first floor and two further double bedrooms and a bathroom w/c on the second floor. Outside, there is a small garden frontage and two parking spaces with an EV charging point to the side of the property.

The rear garden is fully enclosed by a timber fence providing a good degree of security, comprising of a small lawn, patio and timber shed. The property and development is less than 10 years old, so this property would suit buyers looking for a modern property, ready to move into, ideal for families or professionals. Internal viewing strongly advised.





8, Victoria Gardens, Hyde Park, LS6 1FH



Total Area: 125.2 m² ... 1348 ft²

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		95 A
81-91	B	86 B	
69-80	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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