



£275,000 Region



- Well presented semi-detached
- Four bedrooms
- Generous lounge, kitchen & dining room
- Corner plot with good sized gardens
- No chain, ideal family home
- Close to Headingley & train station





**A WELL PRESENTED FOUR BEDROOMED SEMI-DETACHED PROPERTY STANDING ON A GOOD SIZED CORNER PLOT WITH ENCLOSED GARDENS TO THREE SIDES, IDEAL FOR A FAMILY, OFFERED WITH NO CHAIN AND IMMEDIATE VACANT POSSESSION, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, THE CRICKET & RUGBY GROUNDS AND WITHIN EASY REACH OF THE EXTENSIVE AMENITIES IN HEADINGLEY AND ON KIRKSTALL ROAD WITH EASY ACCESS INTO LEEDS CITY CENTRE.**

Providing spacious and well maintained gas centrally heated and double glazed accommodation, comprising an entrance hall, a generous lounge, a fitted kitchen and a dining room. The kitchen and dining room must offer potential to knock through into one room if preferred, subject to relevant consents.

Upstairs, there are three bedrooms and a modern bathroom w/c, with a further very spacious bedroom in the loft with dormer windows and skylights.

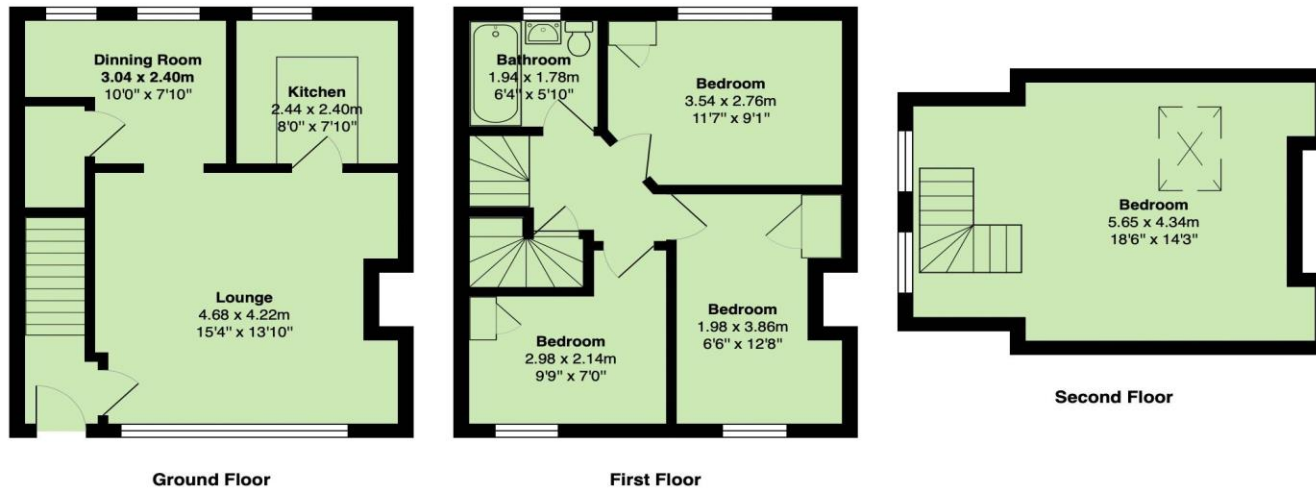
Outside, there are good sized lawned gardens to three sides enclosed by hedging and fencing. There may also be potential to create off street parking, subject to consents. Currently, there is ample on street parking.







26, Talbot View, Burley, LS4 2RQ



Total Area: 99.0 m<sup>2</sup> ... 1066 ft<sup>2</sup>

<b>Tenure</b>	Freehold	<b>Council Tax Band</b>	B	<b>Possession</b>	Sold subject to vacant possession
<b>Offer procedure</b>	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.				
<b>Viewings</b>	All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.				
<b>Appliances/Services</b>	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.				
<b>Management Clause</b>	If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.				
<b>Houses in Multiple Occupation (HMO)</b>	This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the <a href="http://Leeds City Council website">Leeds City Council</a> website for more information.				

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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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