



Offers Over £375,000 Region



- Substantial semi-detached property
- Up to six bedrooms if required
- Generous gardens, drive & garage
- Extension potential
- No chain, ideal family home
- Large corner plot



A SUBSTANTIAL SEMI-DETACHED PROPERTY STANDING ON A LARGE CORNER PLOT, WITH GOOD SIZED GARDENS, DRIVE AND GARAGE, OFFERING SCOPE TO EXTEND IF REQUIRED, SITUATED IN THIS VERY CONVENIENT AND POPULAR RESIDENTIAL LOCATION, CLOSE TO THE EXTENSIVE AMENITIES IN HEADINGLEY, TRAIN STATION, CRICKET & RUGBY GROUNDS AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE MAJOR ROAD NETWORKS.

Offered with no chain and immediate vacant possession, formerly a successful six bedroomed rental property, the spacious accommodation might now be better suited to a growing family with flexible space to use rooms as required. Currently the property comprises an entrance hall, a good sized lounge, a fitted kitchen, two bedrooms and a separate w/c on the ground floor. The layout could suit buyers who need ground floor bedroom accommodation, or perhaps the layout can be altered to create a more modern open plan dining kitchen, subject to relevant consents.

Upstairs, there are three double bedrooms and spacious bathroom w/c and a further loft bedroom on the top floor. Outside, there are generous gardens, with a lawn to the front, a drive leading to a detached garage, a large tree lined garden to the side and a further garden to the rear. There must be excellent potential to extend the property to the side and possibly the rear, subject to relevant consents.

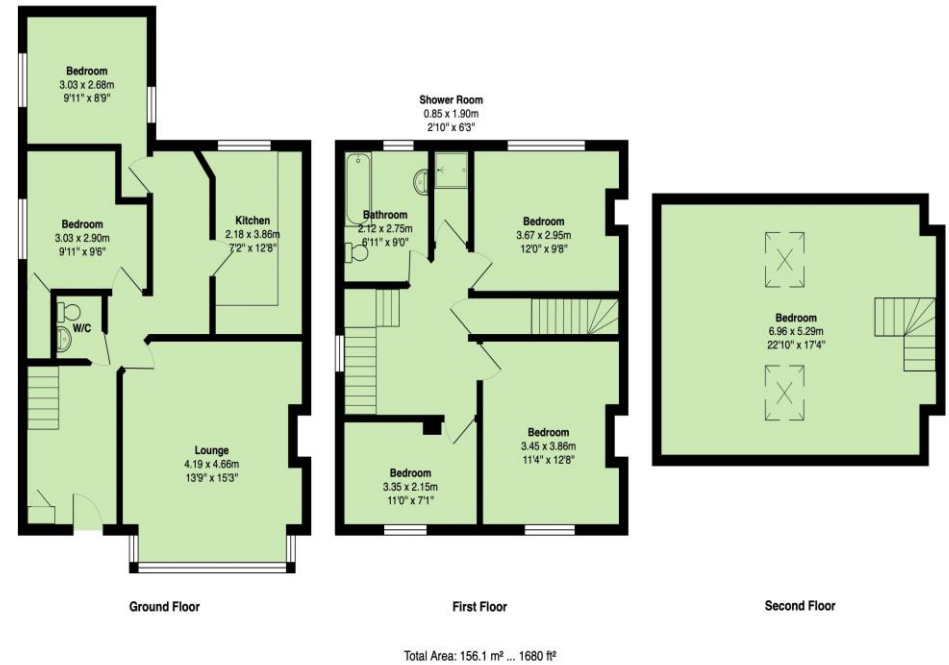
Internal viewing strongly advised to fully appreciate the scope this property offers, with potential to create fantastic and spacious family home.







1, St Anns Lane, Burley, LS4 2SE



Tenure Freehold **Council Tax Band** C **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.

Management Clause 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.

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		81 B
69-80	C	69 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.

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk



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