



- Lovely refurbished terrace
- Two double bedrooms
- Fantastic open plan lounge & kitchen
- Enclosed paved garden
- Close to extensive amenities
- No chain, ideal first home



A WONDERFULLY REFURBISHED TWO DOUBLE BEDROOMED MID TERRACE WITH A LOVELY OPEN PLAN LOUNGE AND KITCHEN WITH BREAKFAST BAR, ENCLOSED PAVED GARDEN AND A USEFUL LOWER GROUND FLOOR ROOM, IDEAL FOR A VARIETY OF USES, INCLUDING A GYM, HOME OFFICE OR TV/CINEMA ROOM FOR EXAMPLE. SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO THE EXTENSIVE LEISURE, FOOD AND SHOPPING AMENITIES OFF KIRKSTALL ROAD AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

Offered with no chain, this tastefully presented and well maintained gas centrally heated and UPVC double glazed property would make an ideal first home, comprising an open plan lounge with a modern fitted kitchen and breakfast bar, a large lower ground floor room with a separate w/c off and its own access to the front garden, great for a variety of uses. Upstairs, there is a good sized double bedroom and a spacious bathroom w/c with a contemporary white suite and a shower over the bath and a further double bedroom on the top floor with a large skylight style window.

Outside, there is a good sized paved garden offering a good degree of privacy and security, with ample on street parking. Points to note: A new gas boiler was fitted in March 2025 and the property has been re-wired with an NICEIC electrical certificate in place. Internal viewing strongly advised of this lovely terraced home, ready to walk into, ideal as a first home.

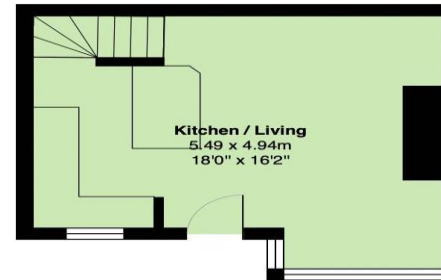




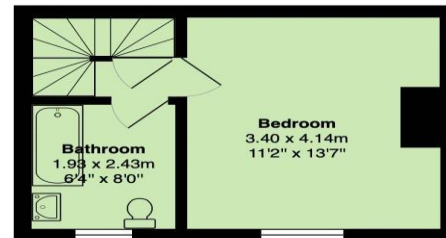
19, Woodside Avenue, Burley, LS4 2QU



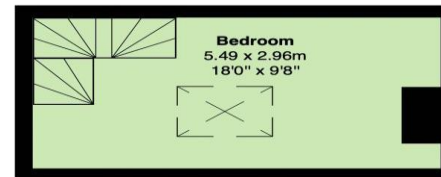
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 85.0 m² ... 915 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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