



- Characterful terrace
- Two double bedrooms
- Delightful enclosed garden
- Lovely modern dining kitchen & utility room
- Cul-de-sac position, close to train station
- Lounge with useful snug/office off



A WONDERFUL AND CHARACTERFUL TWO BEDROOMED BACK TO BACK WITH A DELIGHTFUL FULLY ENCLOSED COURTYARD STYLE GARDEN, SITUATED IN THIS VERY CONVENIENT, CUL-DE-SAC LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, SHOPS, THE CRICKET AND RUGBY GROUNDS, THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITHIN EASY REACH OF LEEDS CITY CENTRE.

This well presented gas centrally heated and double glazed home would make an ideal first purchase, briefly comprising a lounge with stripped varnished floorboards and a useful snug/office off, currently being used as a piano area, a lovely modern fitted dining kitchen and utility room on the lower ground floor with additional access to the garden, a double bedroom with a built-in wardrobe and a spacious bathroom w/c on the first floor and a second double bedroom on the top floor, currently being used as a home office and useful storage space on the landing.

Outside, there is a delightful landscaped fully enclosed garden offering a good degree of privacy and security, with paving and planted raised borders, enjoying a sunny afternoon/evening aspect.

Internal viewing strongly advised of this well cared for period home, ready for for the next owner(s) to put their own personal stamp on. Tenure – Freehold Possession – The property is intended to be vacant possession on completion.

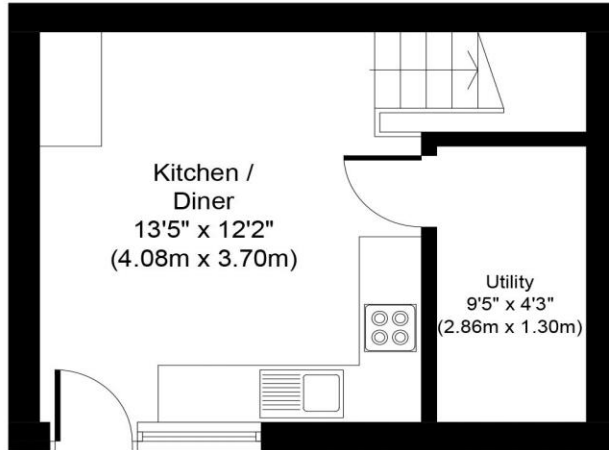




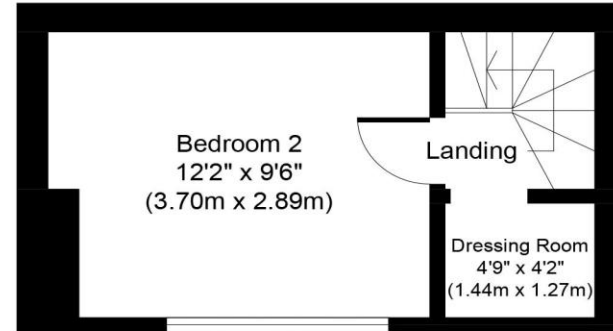




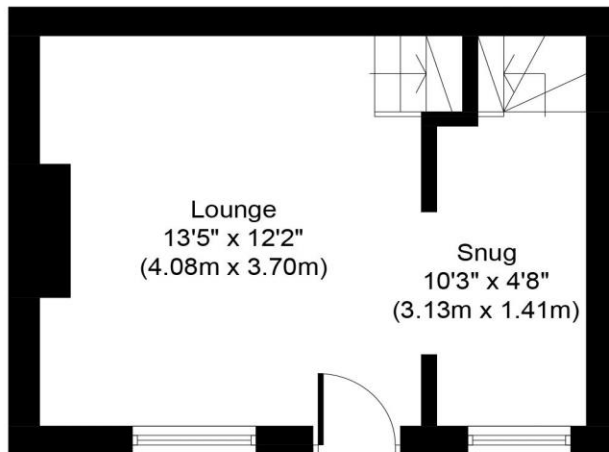
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



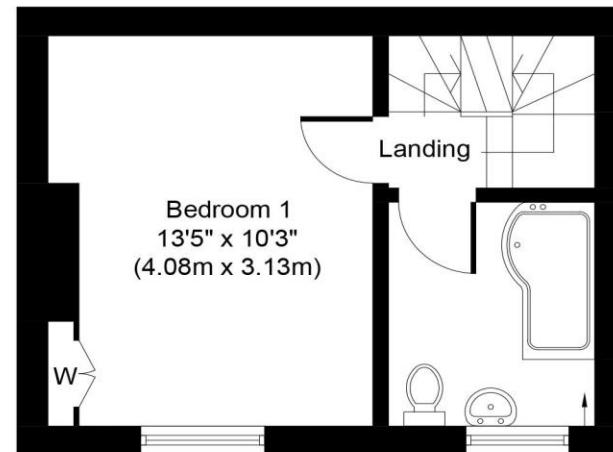
Basement
Approximate Floor Area
234 Sq. ft.
(21.7 Sq. m.)



Attic
Approximate Floor Area
171 Sq. ft.
(15.9 Sq. m.)



Ground Floor
Approximate Floor Area
234 Sq. ft.
(21.7 Sq. m.)



First Floor
Approximate Floor Area
234 Sq. ft.
(21.7 Sq. m.)

Bathroom
7'9" x 6'6"
(2.37m x 1.99m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| | |
|---|---|
| Tenure | Freehold |
| Council Tax Band | A |
| Possession | Sold subject to vacant possession |
| Point to Note | The seller carried out some significant roofing works in 2024. |
| Viewing | All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice. |
| Offer procedure | <p>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.</p> <p>We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.</p> |
| 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. |
| House in Multiple Occupation (HMO) | <p>This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the Leeds City Council website for more information.</p> <p>These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.</p> |