



£295,000 Region



- Very spacious end town house
- Three double bedrooms
- Lovely gardens and garage
- Large lounge & dining kitchen
- Very close to city centre & universities
- No chain, great first or family home



A WONDERFUL, VERY WELL PRESENTED THREE BEDROOMED END TOWN HOUSE WITH A GARAGE AND DELIGHTFUL ENCLOSED GARDENS, SET WITHIN ONE OF NORTH LEEDS MANY LEAFY CONSERVATION AREAS, IN THIS HIGHLY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, BARS AND CAFES, THE LOVELY OPEN SPACES OF HYDE PARK, LEEDS CITY CENTRE AND THE MAIN UNIVERSITIES.

Offered with no chain, this spacious and attractive home would make an ideal first purchase, or for a professional couple wanting to be near the city centre and universities, a family home or perhaps those looking to down size. The accommodation comprises an entrance hall, leading to a large lounge with four windows providing lots of light, a good sized fitted kitchen leading to a dining area with double glazed doors to the rear garden, three first floor double bedrooms and a bathroom w/c. The property also features an air circulation system to most rooms.

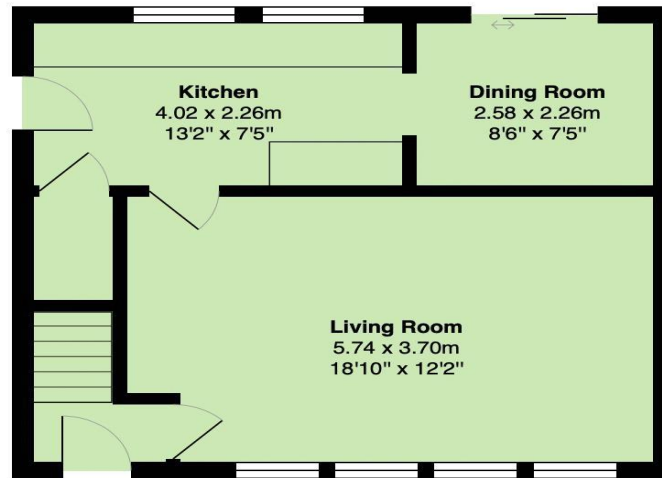
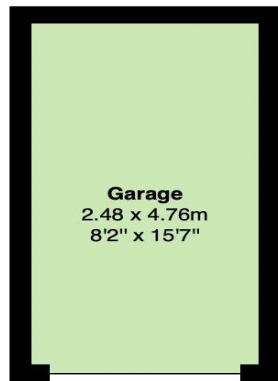
Outside, there is an enclosed lawned front garden with established planting, a shared drive leading to a single garage and access to the lovely enclosed rear garden offering a good degree of privacy, a lawn, planted borders, hedging and a timber decked patio. The rear garden does have a right of way for the neighbour's access but we are advised by the seller that this access use is very infrequent. Internal viewing strongly advised of this superbly presented, spacious, ready to walk into home.



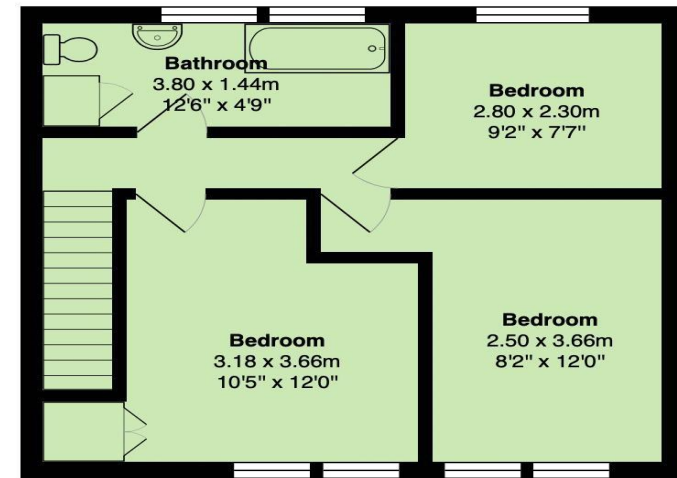


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

72, Cliff Road, Woodhouse, LS6 2EZ



Ground Floor



First Floor

Total Area: 94.5 m² ... 1018 ft²

Tenure Freehold **Council Tax Band** B

Possession Sold subject to vacant possession

Viewings - All viewings are by appointment only. Please note that some viewing arrangements may require at least 24 hours notice.

Offer procedure -If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend an independent mortgage broker along with other property professionals.

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

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) - This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](https://www.leeds.gov.uk/council/city-council) website for more information.

The Renters' Rights Act - The Renters' Rights Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

Disclaimer -None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.