



- Two Bedroom Back to Back
- No Onward Chain - Ideal First Home !
- Very Well Presented
- Enclosed Sunny Garden
- Modern Kitchen & Bathroom
- Popular & Highly Convenient Location



THIS VERY WELL PRESENTED TWO BEDROOMED TERRACE HOME OFFERS A MODERN INTERIOR, A SUNNY ASPECT AND A LOVELY ENCLOSED GARDEN, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, CLOSE TO EXTENSIVE SHOPPING AND LEISURE AMENITIES ON KIRKSTALL ROAD AND WITH EASY ACCESS INTO HEADINGLEY AND LEEDS CITY CENTRE.

Offered with no chain, this must be a great opportunity for first time buyers or equally suitable for investment. The tastefully presented layout, provides flexible accommodation with lots of natural light, gas centrally heated and UPVC double glazed and in brief comprising a modern fitted kitchen; basement, spacious lounge with stairs that lead to the first floor double bedroom and fully tiled house bathroom and WC with a bath and separate shower enclosure and a second good sized bedroom with dormer window on the top floor. Externally the enclosed garden has been designed for easy upkeep and offers some pleasant sitting out space with a next paved pathway, raised decking and gravel borders.

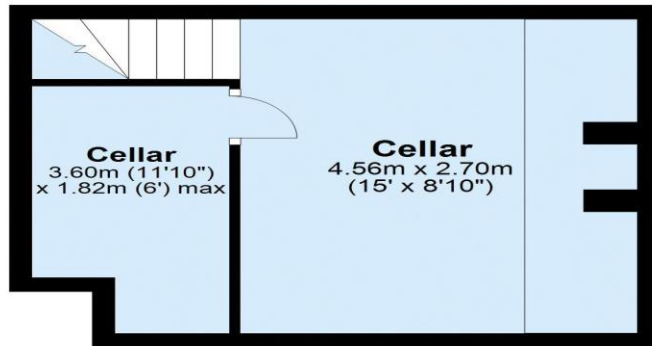
An excellent opportunity for buyers to acquire a well cared for home, featuring a neutral interior and perfectly suited to first time buyers, with plenty of scope to make it your own! There are many local amenities and services on the door step with excellent transport links direct to the City and Burley Park Train station platform is only a short walk away. The property has been re-roofed and there is plenty of unrestricted on street parking. Offered with no onward chain and immediate vacant possession on completion - Internal viewing is strongly recommended!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

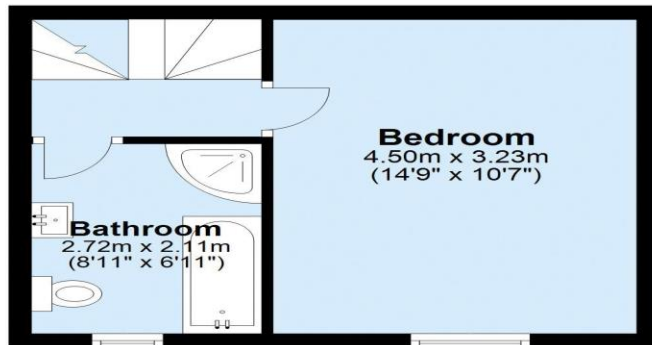
Lower Ground Floor
Approx. 24.1 sq. metres (259.1 sq. feet)



Ground Floor
Approx. 24.1 sq. metres (259.4 sq. feet)



First Floor
Approx. 24.3 sq. metres (262.1 sq. feet)



Second Floor
Approx. 24.1 sq. metres (259.2 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Tenure Freehold **Council Tax Band** A

Possession Vacant possession on completion

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/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.