

Castlehill

Estate & Letting Agents

31 Newport View, Leeds
LS6 3BX

£285,000 Region



- Three bedroomed semi-detached
- Lovely long south facing rear garden
- Close to train station & Headingley
- Off street parking & garage potential
- Ideal first/family home with scope for improvement
- No chain



A GOOD SIZED THREE BEDROOMED SEMI-DETACHED PROPERTY WITH GENEROUS GARDENS AND OFF STREET PARKING, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO THE CRICKET & RUGBY GROUNDS, TRAIN STATION, THE EXTENSIVE SHOPS, BARS, RESTAURANTS AND AMENITIES IN HEADINGLEY, WITH EASY ACCESS INTO LEEDS CITY CENTRE. [CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS'](#) FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, ITS BOUNDARIES, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS.

Previously let out, the property is now offered with no chain and immediate vacant possession, ideal as a first home or a young family, with potential to further improve and make the most of the lovely long south facing rear garden; the accommodation currently comprises an entrance hall, a lounge with feature fireplace, a spacious modern dining kitchen with a useful utility room off and access to the rear garden.

Upstairs, there are three bedrooms, a shower room w/c and a further separate w/c. Outside, there is a low maintenance front garden and a drive for off street parking, leading to a hard standing to the rear, ideal for a garage, subject to relevant consents and a lovely south facing sloping lawned rear garden with established shrubs and trees.

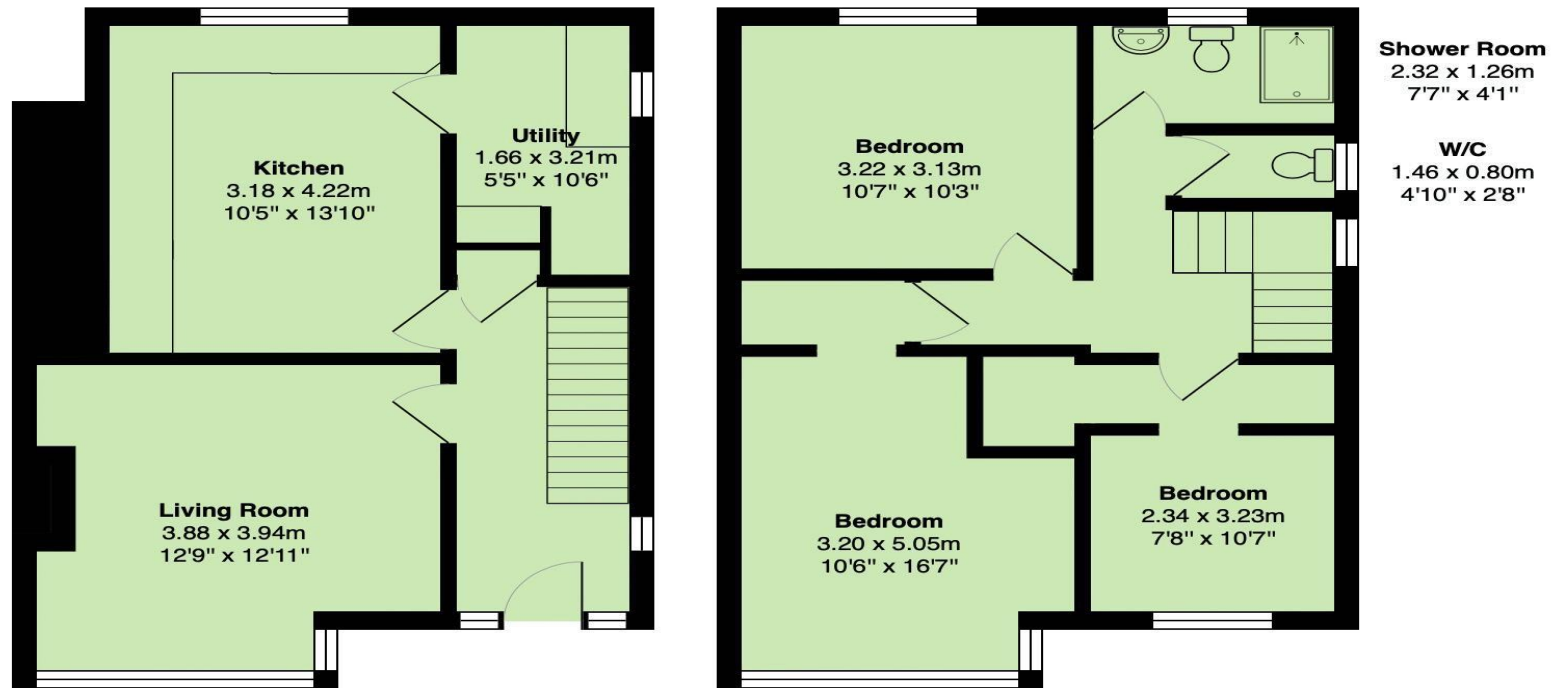
Additional on street parking is available on a residents permit basis.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

31, Newport View, Headingley, LS6 3BX



Total Area: 87.6 m² ... 943 ft²

Tenure Freehold **Council Tax Band** C

Possession Vacant on completion **Making an offer** 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 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.

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

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

Castlehill Estate Agents Ltd Registered Office: 21 Otley Road Leeds LS6 3AA - Registered in England No.05561246 - Vat no.613395545