



£240,000 Region



- Three Bedroomed Town House
- Pleasant Cul-De-Sac Position
- First Home or Continued Investment
- Gardens & Block Paved Drive
- Lovely Recreational Spaces Opposite
- Burley Park Train Station Close by!



**A THREE BEDROOMED MID TOWN HOUSE SITUATED IN THIS VERY CONVENIENT POSITION WITH LOTS OF AMENITIES ON THE DOORSTEP INCLUDING BURLEY PARK TRAIN STATION, LOCAL SHOPS, ATTRACTIVE PARKLAND WITH TENNIS COURTS & PLAY AREAS AND WITHIN EASY REACH OF HEADINGLEY, THE CITY CENTRE & UNIVERSITIES.**

Ideal as a first home or for continued investment, the gas centrally heated and UPVC double glazed accommodation comprises an entrance hall, lounge and dining kitchen on the ground floor, three bedrooms and a bathroom w/c on the first floor. Externally the front garden provides off street parking and to the rear, a low maintenance garden/yard.

Whilst the the property is currently let until 30th June 2026 and is being offered with vacant possession at the end of the tenancy, therefore ideal for first time buyers or small families with scope for some general upgrading and improvements to suit buyer's own tastes and requirements.

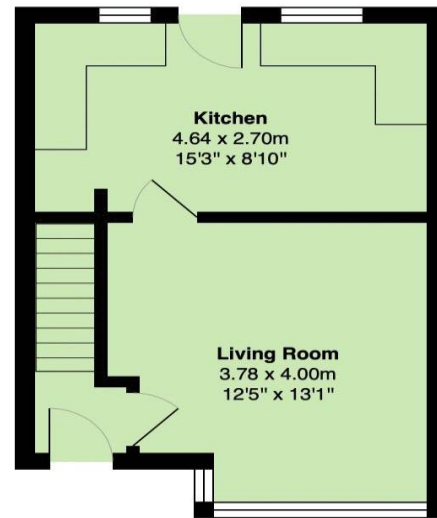
A Popular letting or residential area - Early viewing advised!



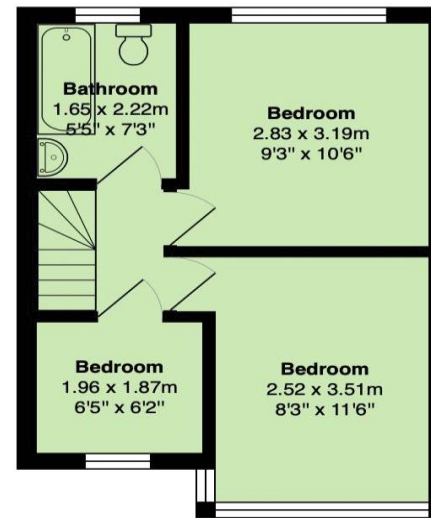


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

5, Park View Grove, Burley, LS4 2LQ



Ground Floor



First Floor

Total Area: 60.7 m<sup>2</sup> ... 653 ft<sup>2</sup>

**Tenure** Freehold **Council Tax Band** B

**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/council/council-services/council-services/leeds-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.

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

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