



Guide Price £250,000 Region



- Characterful and individual end terrace
- Two bedrooms, bathroom & shower room
- Deceptively spacious accommodation
- Gardens and off street parking
- No chain, lots of potential
- Next to Headingley train station

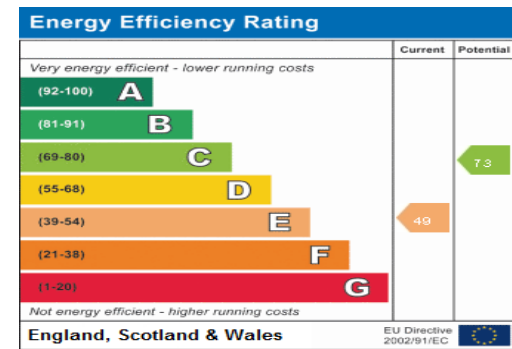


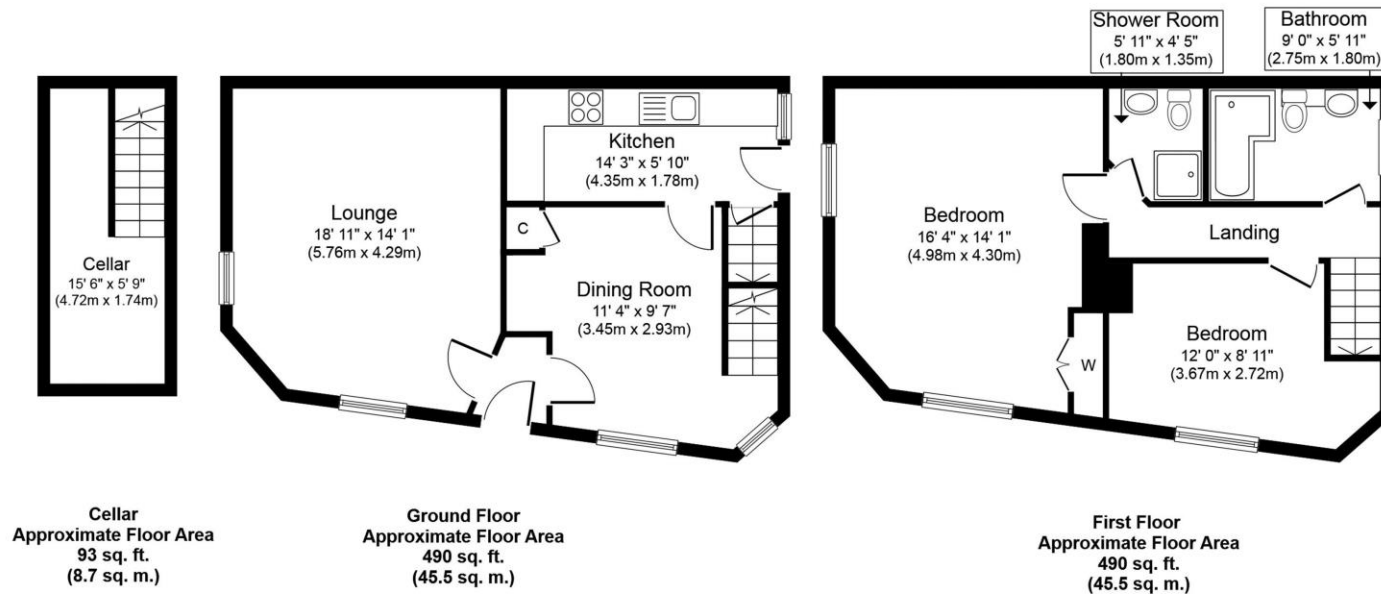
**A CHARACTERFUL AND INDIVIDUAL TWO BEDROOMED STONE END PERIOD TERRACE WITH A BATHROOM W/C AND A SHOWER ROOM W/C PROVIDING QUIRKY, DECEPTIVELY SPACIOUS ACCOMMODATION, WITH GARDENS AND OFF STREET PARKING. VERY CONVENIENTLY LOCATED NEXT TO HEADINGLEY TRAIN STATION WITH EASY ACCESS INTO LEEDS CITY CENTRE. ALSO WITHIN WALKING DISTANCE TO HEADINGLEY, LOCAL SHOPS, SPORTS & MEDICAL CENTRES AND THE ATTRACTIVE OPEN SPACES AROUND THE PICTURESQUE KIRKSTALL ABBEY.**

Offered with no chain, currently tenanted until the end of June 2026, therefore ideal as a first home. This charming property comprises an entrance hall, a lounge with an exposed stone chimney breast and open fire, a dining room with feature exposed stone walling and varnished floorboards and a fitted kitchen with access to a useful basement. Upstairs, there are two good sized bedrooms, a modern bathroom w/c and a further shower room w/c.

Externally there is a small lawned garden to one side and to the other, a gravelled enclosed area and a paved off street parking space. We understand the path between the house and the parking area is a right of way for neighbouring properties. This must represent a great opportunity for buyers to perhaps further improve to their own tastes and standards, so we recommend early viewing. Point to note: Internal photographs taken pre-tenancy.







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.

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**Tenure** Freehold      **Council Tax Band** C      **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/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.