



- Lovely three bedroomed semi-detached
- Well maintained gardens to three sides
- Fantastic timber decked terrace with southerly views
- Off street parking & extension potential
- Close to local shops and schools
- Easy access into Leeds



A LOVELY THREE BEDROOMED SEMI-DETACHED PROPERTY WITH GOOD SIZED, WELL TENDED GARDENS WITH A RAISED TIMBER DECK ENJOYING FANTASTIC ELEVATED SUNNY, SOUTH WEST VIEWS OVER LEEDS, SITUATED IN THIS POPULAR RESIDENTIAL LOCATION, CLOSE TO LOCAL SHOPS, SCHOOLS, THE EXTENSIVE LEISURE AND SHOPPING AMENITIES ON KIRKSTALL ROAD AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

The well presented and maintained property comprises an entrance hall, a lounge with a bay window, a dining room and a modern fitted kitchen with access to the rear garden. Upstairs, there is a master bedroom with a range of built-in wardrobes and attractive, long distance views from the bay window, a second double bedroom, a good sized third bedroom and a spacious fully tiled bathroom w/c with a separate shower enclosure.

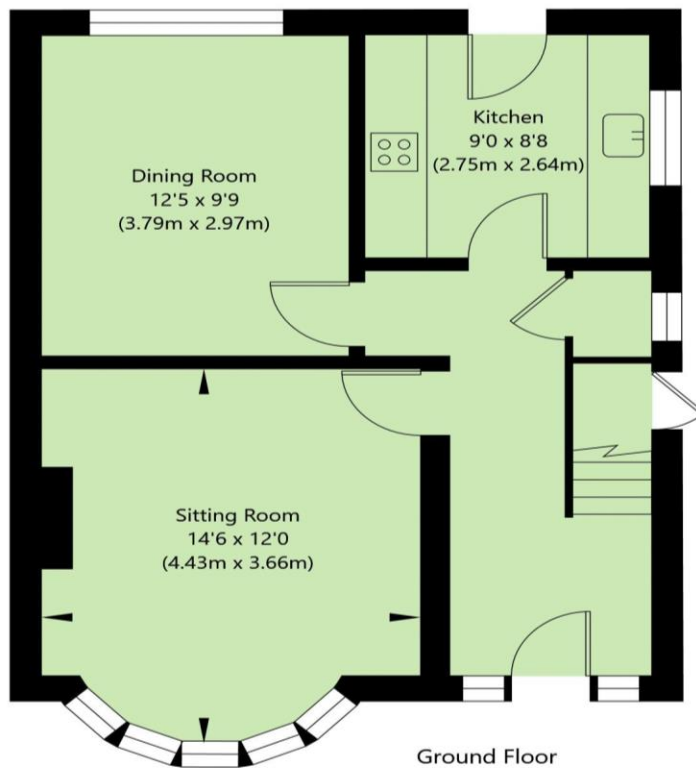
Outside, there are good sized gardens to three sides, with established planting, lawns, some artificial grass and a fantastic raised timber deck to the front of the property, enjoying a sunny southerly aspect. There is a block paved drive to the side of the property, but it should be noted that the kerb has not been lowered to provide formal access to this drive. There is obvious potential to do so, subject to the relevant consents and scope for a garage and/or a house extension, again, subject to relevant consents.

Internal viewing highly recommended of this well cared for family home with lots of potential.

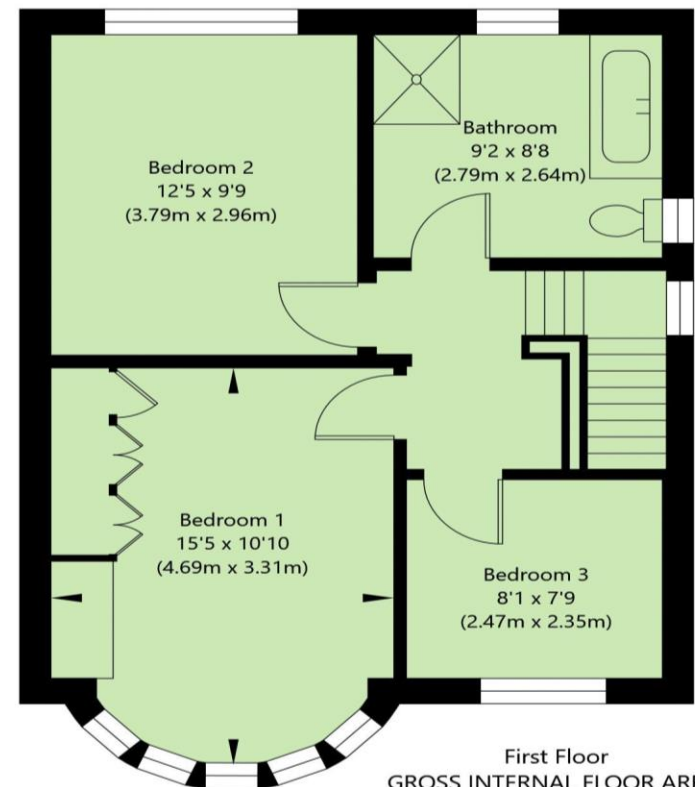




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 495 SQ FT / 46.01 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 507 SQ FT / 47.07 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1002 SQ FT / 93.08 SQ M
All Measurements are approximate and should be independently verified.
Drawn for Castlehill Estate Agents by Yorkshire Lens Photography © 2026



Possession Vacant possession on completion

Council Tax Band C

Tenure Freehold

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.

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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