



£285,000 Region



- Three bedroomed semi-detached
- Lovely long south facing rear garden
- Close to train station & Headingley
- Off street parking & garage potential
- Lots of potential
- No chain



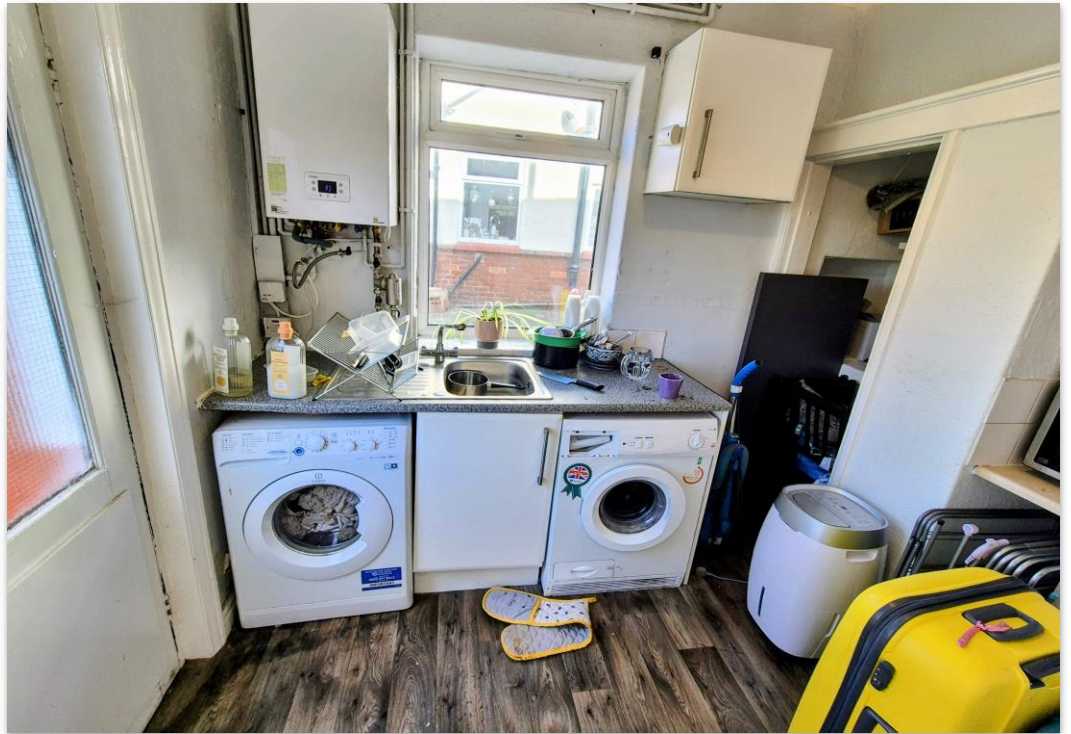
A GOOD SIZED THREE BEDROOMED SEMI-DETACHED PROPERTY WITH GENEROUS GARDENS AND OFF STREET PARKING, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO THE CRICKET & RUGBY GROUNDS, TRAIN STATION, THE EXTENSIVE SHOPS, BARS, RESTAURANTS AND AMENITIES IN HEADINGLEY, WITH EASY ACCESS INTO LEEDS CITY CENTRE.

The property is currently let until the 30th June 2026, therefore ideal for private occupation thereafter, with no onward chain. Ideal as a first home or a young family, with potential to further improve and make the most of the lovely long south facing garden, the accommodation currently comprises an entrance hall, a lounge with feature fireplace, a spacious modern dining kitchen with useful utility room off and access to the rear garden. Upstairs, there are three bedrooms, a showerroom 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.

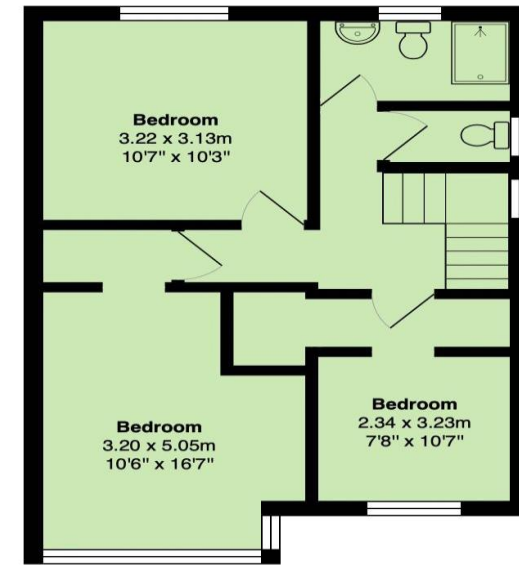
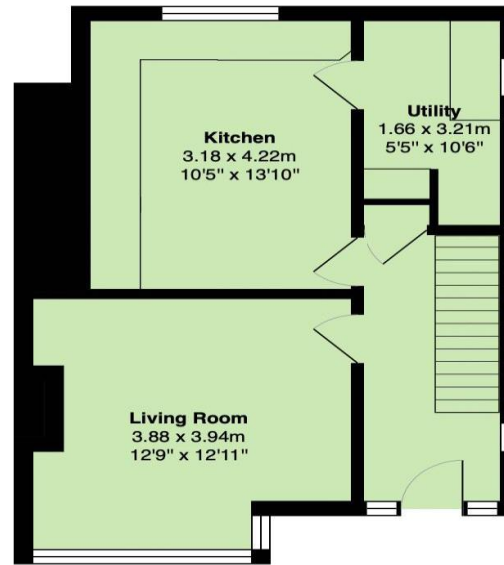
Internal viewing recommended to appreciate the property's full potential.





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 The property is currently sold subject to the existing tenancy agreements and can be vacant thereafter.

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.

Article 4 Direction

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](https://www.leeds.gov.uk/council/city-council) website for more information.

Third party involvement

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.

Rent Reform Act

The Rent Reform 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

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice. 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

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