



Guide Price £450,000



- Characterful spacious semi-detached
- Four bedrooms, two reception rooms
- Lovely gardens & detached garage
- Close to Headingley & schools
- Modernisation required
- No chain, ideal family home



A LOVELY FOUR BEDROOMED CHARACTERFUL SEMI-DETACHED PROPERTY WITH ATTRACTIVE MATURE GARDENS, A PAVED DRIVE AND GARAGE, SITUATED IN THIS SOUGHT-AFTER RESIDENTIAL LOCATION, A SHORT WALK TO HEADINGLEY'S EXTENSIVE AMENITIES, SHOPS, BARS AND RESTARAUNTS, THE OPEN SPACES OF BECKETT'S PARK, LOCAL SCHOOLS AND WITHIN EASY REACH OF LEEDS CITY CENTRE.

Offered with no chain, this well cared for family home is now in need of general modernisation offering buyers a great opportunity to improve to their own tastes and standards, briefly comprising a useful entrance porch, a welcoming and spacious entrance hall with a separate w/c off, a generous lounge with bay window, a dining room with a glazed door to the rear garden and a good sized kitchen overlooking the back garden.

Upstairs, there are two double bedrooms, a good sized third bedroom, a fourth single bedroom or study, a bathroom and a separate w/c. The loft space offers excellent potential for conversion, subject to relevant consents. Outside, there is a lovely well stocked garden to the front with a lawn and a paved drive for ample off street parking, leading to a detached garage and the generous rear garden, with lawn, established planted borders and trees. Internal viewing recommended of this appealing family home, now ready for its next chapter with new owners. Point to note: The sale is subject to the grant of probate.





38, Becketts Park Drive, Headingley, LS6 3PB



Total Area: 133.6 m² ... 1438 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Tenure Freehold

Council Tax Band E

Possession Sold subject to vacant possession

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.

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-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.