



Offers in Excess of £400,000



- Substantial character semi-detached
- Up to seven bedrooms
- Drive, tandem garage and lovely gardens
- Overlooking Becketts Park
- Upgrading required, ideal project
- No chain



A SUBSTANTIAL SEVEN BEDROOMED SEMI-DETACHED PROPERTY SITUATED IN THIS SOUGHT-AFTER LOCATION, OVERLOOKING THE LOVELY OPEN SPACES OF BECKETT'S PARK OPPOSITE, JUST A FEW MINUTES WALK TO LEEDS BECKETT UNIVERSITY CAMPUS AND THE EXTENSIVE AMENITIES IN HEADINGLEY, INCLUDING MANY SHOPS, BARS AND RESTAURANTS WITH LEEDS CITY CENTRE WITHIN EASY REACH.

Offered with no chain, this sizeable property which has been run as a successful rental property for many years now offers excellent scope for conversion back to a family home with upgrading and possibly layout alterations to meet buyers' own requirements. The current layout comprises an entrance porch leading to an entrance hall with shower room w/c off, a lounge with bay window overlooking the front garden and Beckett's Park, a dining room leading to a large conservatory and a fitted breakfast kitchen.

Upstairs, there are four bedrooms, a shower room w/c and a further separate w/c with another three bedrooms on the top floor. There must be potential to reduce the number of bedrooms, perhaps adding en-suite facilities to create one of two master suites, dressing rooms and or offices for working from home.

Outside, there is a paved drive for off street parking, leading to a detached tandem garage and a good sized enclosed lawned rear garden. Additional parking is available on street on a resident's permit basis. Internal inspection is highly recommended to appreciate the full potential and flexible accommodation arrangements to suit buyers own tastes and requirements.





Tenure Freehold
Council Tax Band E
Possession Vacant possession on completion

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 a 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 website for more information.

Rent Reform Act

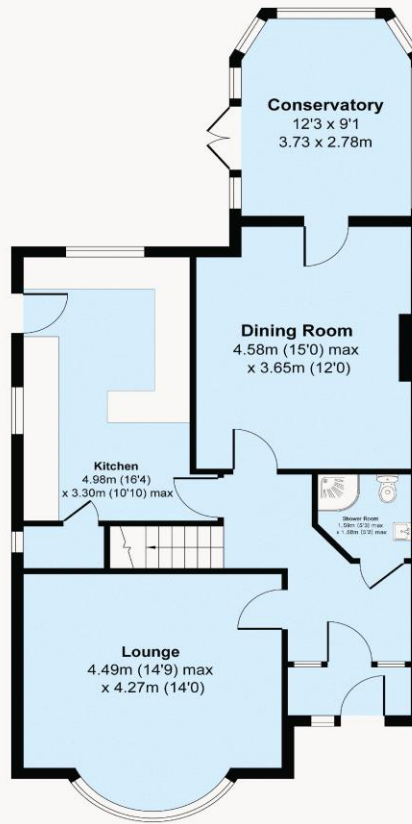
The Rent Reform Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

Disclaimer

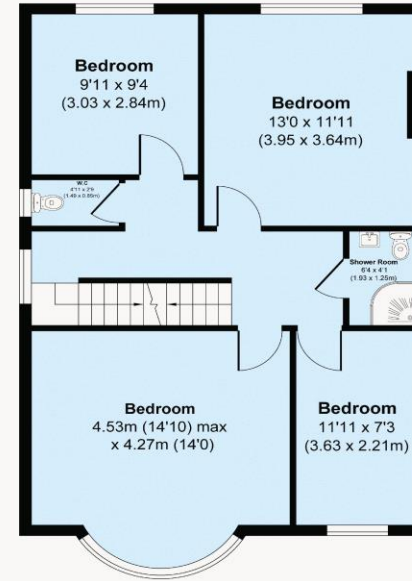
All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice. None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before 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

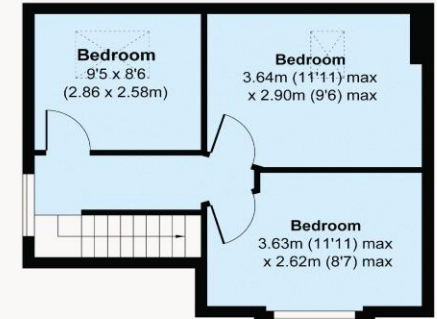
Ground Floor
 Approx. 75.5 sq.meters (812.7 sq.feet)



First Floor
 Approx. 65.0 sq.meters (700.1 sq.feet)



Second Floor
 Approx. 33.8 sq.meters (364.1 sq.feet)



Total area: approx. 174.3 sq.meters (1876.9 sq.feet)
 Plan not to scale - strictly for identification purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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