



£350,000 Region



- Well maintained mid terrace
- Six bedrooms/two bathroom w/c's
- Cobbled, cul-de-sac leafy location
- Close to Headingley & train station
- No chain, ideal investment or family home
- Spacious & flexible accommodation





**A WELL PRESENTED AND MAINTAINED SIX BEDROOMED MID TERRACE, SITUATED IN THIS LEAFY CUL-DE-SAC LOCATION ON A COBBLED STREET, IN THIS HIGHLY CONVENIENT POSITION, JUST A FEW MINUTES WALK TO BURLEY PARK TRAIN STATION, THE CRICKET AND RUGBY GROUNDS, THE EXTENSIVE SHOPS, BARS AND RESTAURANTS IN HEADINGLEY AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.**

Offered with no chain and immediate vacant possession, the property offers flexible accommodation, retaining some period features, highly suitable for investment, parents buying for son or daughter at university or private occupation. The current layout comprises an entrance hall, lounge and dining kitchen on the ground floor, two lower ground floor bedrooms and a bathroom w/c, two first floor bedrooms and a second bathroom w/c and two further bedrooms on the top floor. For private buyers, the property offers scope to perhaps use the lower ground floor bedrooms as second receptions rooms, cinema room, gym, home office etc, whilst still retaining good sized four bedrooms.

Outside, there is low maintenance front garden and an enclosed yard to the rear with additional access to the lower ground floor. Ample parking is available on street. The sellers have a HMO Licence until 5th July 2026.







12, Newport Gardens, Headingley, LS6 3DA



Total Area: 154.9 m<sup>2</sup> ... 1668 ft<sup>2</sup>

|                                     |   |                  |   |            |  |
|-------------------------------------|---|------------------|---|------------|--|
| Tenure                              | Freehold  | Council Tax Band | C | Possession | Property will be sold subject to vacant possession |
| Offer procedure                     | 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 a mortgage broker along with other property professionals. |                  |   |            |  |
| Viewings                            | All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.   |                  |   |            |  |
| Appliances/Services                 | None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.   |                  |   |            |  |
| 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.  |                  |   |            |  |
| Houses in Multiple Occupation (HMO) | This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the <a href="#">Leeds City Council</a> website for more information.   |                  |   |            |  |

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

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