Castlehill

Estate & Letting Agents

7 Broomfield Place, Leeds
LS6 3DG

£280,000 Region



- Charaterful terrace
- Two double bedrooms
- Two reception rooms
- Lovely sun trap courtyard rear garden
- Lovely leafy location on cobbled street
- Short walk to Headingley



The Property Ombudsman

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

Your Sales and Lettings Specialist in North Leeds

A WONDERFULLY CHARACTERFUL AND CHARMING, TWO BEDROOMED DOUBLE FRONTED TERRACE WITH TWO RECEPTION ROOMS AND A SUN TRAP REAR ENCLOSED COURTYARD, SITUATED ON A COBBLED STREET IN THIS SOUGHT-AFTER LEAFY LOCATION IN THE POPULAR CARDIGAN TRIANGLE, A SHORT WALK TO HEADINGLEY'S EXTENSIVE AMENITIES, SHOPS, BARS AND RESTARAUNTS, BURLEY PARK TRAIN STATION AND WITHIN EASY REACH OF LEEDS CITY CENTRE.

This lovely home comprises an entrance hall and two reception rooms, the lounge having stripped varnished floorboards and a feature fireplace with a solid fuel stove, a dining room also with stripped varnished floorboards and a kitchen with a tiled floor. Upstairs, there are two good sized double bedrooms and a bathroom w/c. Outside, there is a lovely well stocked garden to the front and an enclosed courtyard style garden to the rear with a brick store, enjoying a sunny Southerly aspect. There is ample on street parking.

The seller has carried out some electrical upgrades in early 2026 and some damp treatment works with a 20 year guarantee.

Internal inspection strongly advised to appreciate this lovely home, ideal as a first home.



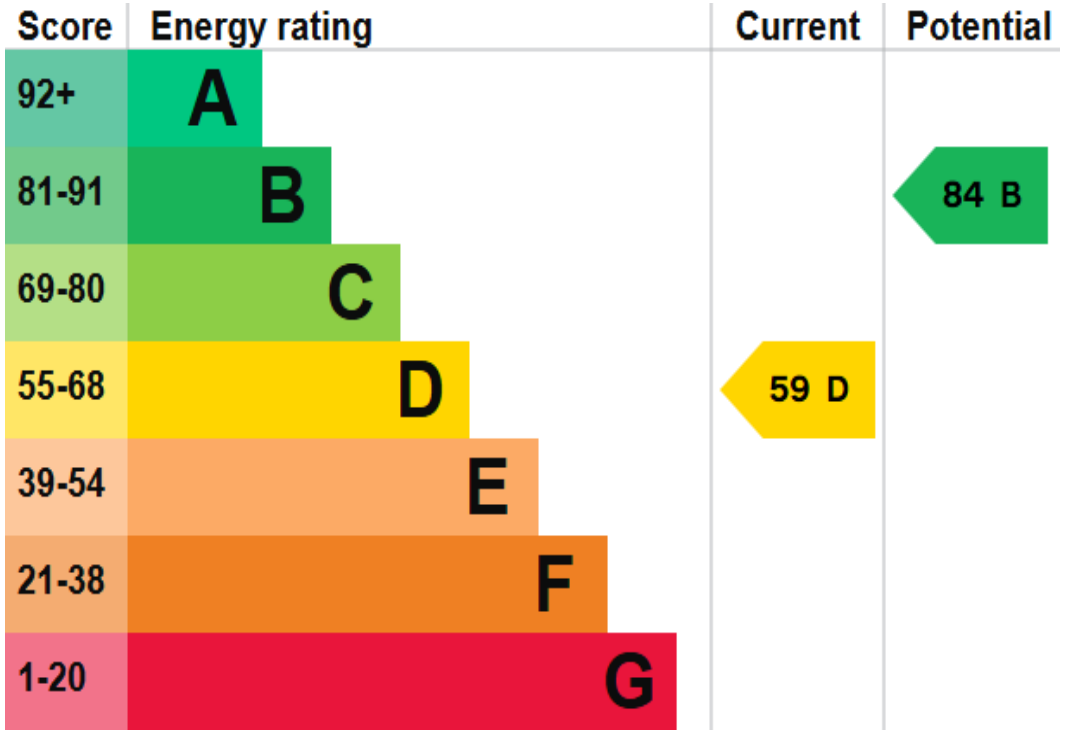


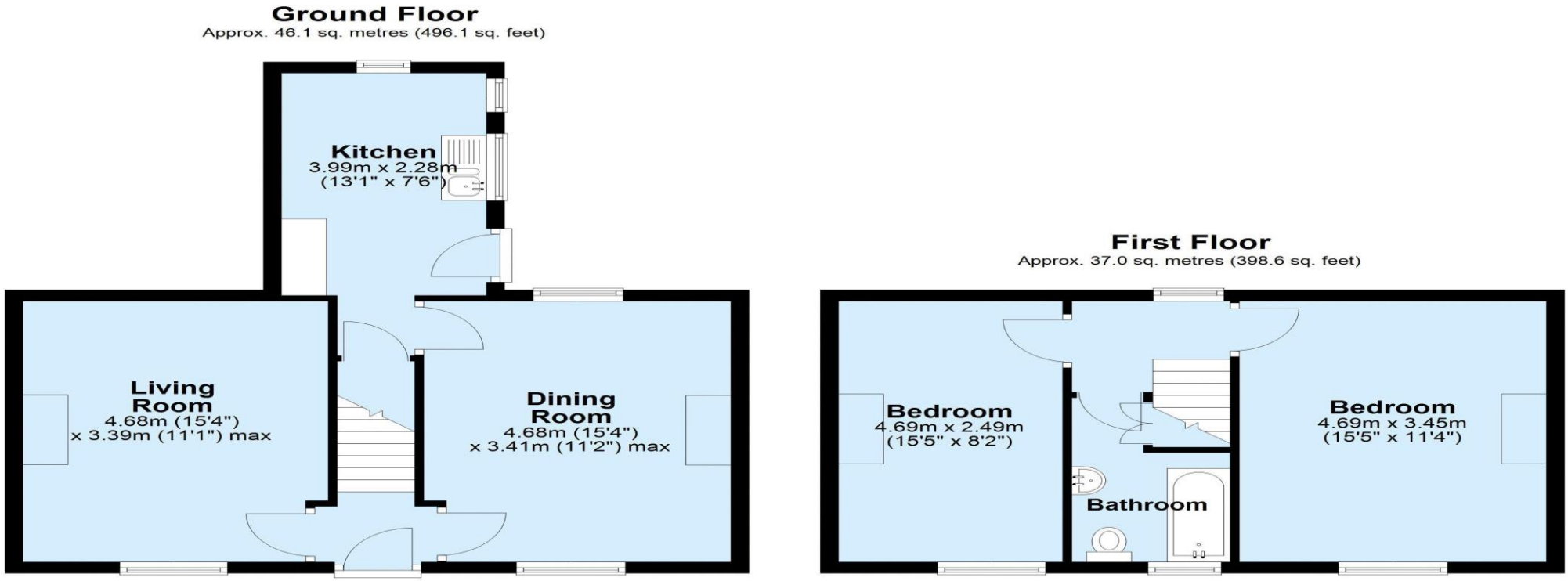









Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
59 D
84 B



Total area: approx. 83.1 sq. metres (894.7 sq. feet)

Tenure Freehold **Council Tax Band** C

Possession Vacant possession on completion

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 of address. The fee for these checks is £36 including vat per purchaser.

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.

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.

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.

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

Castlehill Estate Agents Ltd Registered Office: 21 Otley Road Leeds LS6 3AA - Registered in England No.05561246 - Vat no.613395545