Castlehill

Estate & Letting Agents

28 Springbank Crescent, Leeds
LS6 1AB

£335,000 Region



- **Lovely Three Bedroom Semi**
- **Popular cul-de-sac Location**
- **Close to Headingley**
- **No Chain, Ideal Family Home**
- **Springbank Primary School on the doorstep!**
- **Gardens, Drive and Garage Potential**



A LOVELY, WELL PRESENTED AND SPACIOUS GAS CENTRALLY HEATED AND UPVC DOUBLE GLAZED THREE BEDROOMED SEMI-DETACHED PROPERTY, SITUATED IN THIS VERY CONVENIENT LOCATION, TOWARDS THE BOTTOM OF THIS POPULAR CUL-DE-SAC, JUST A FEW MINUTE'S WALK TO HEADINGLEY'S EXTENSIVE AMENITIES AND WITHIN EASY REACH OF THE CITY CENTRE & UNIVERSITIES.

Offered with no chain, this tastefully presented home would be ideal for a young family, with Springbank Primary School located just behind the property. Briefly comprising a generous entrance hall with separate w/c off, a lounge with bay window and an attractive open plan dining kitchen, with modern units, wood laminate flooring and double doors to the rear garden. Upstairs, there are two double bedrooms and a very good sized third bedroom along with a modern bathroom and w/c suite. Externally there is a generous front garden and drive for off street parking, a rear garden enjoying a sunny afternoon/evening aspect with a hard standing offering garage potential, subject to relevant consents.

The property is currently let, but notice has been served and vacant possession is due on the 5th May 2027. Therefore ideal as a first or family home.



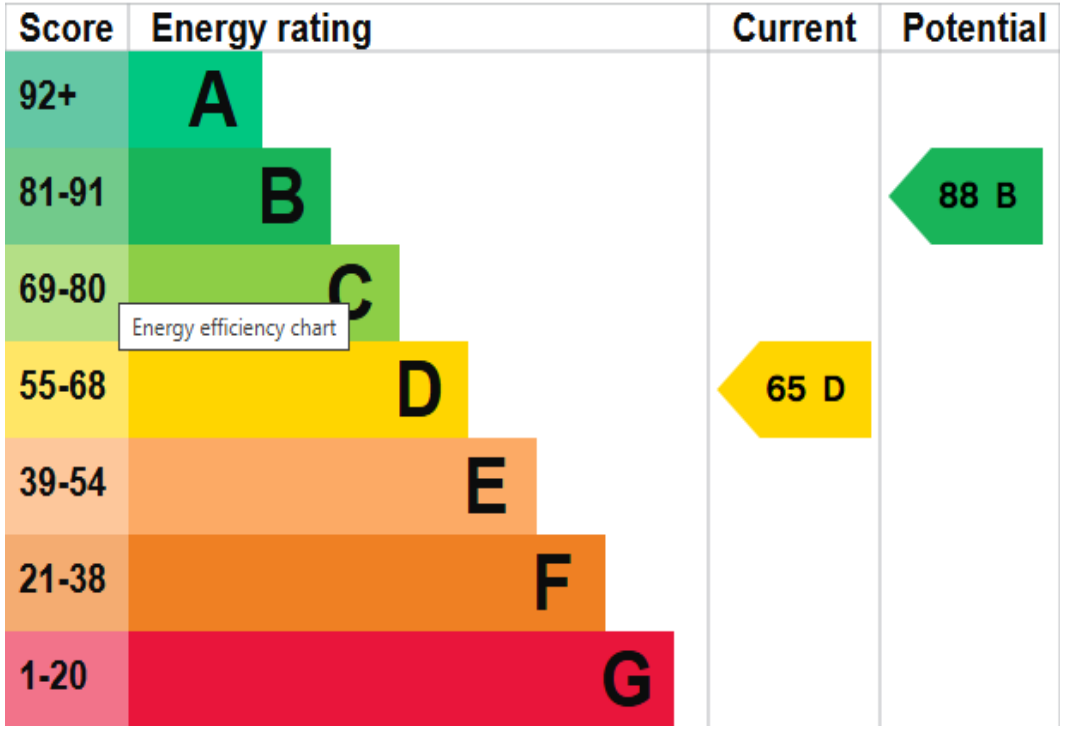






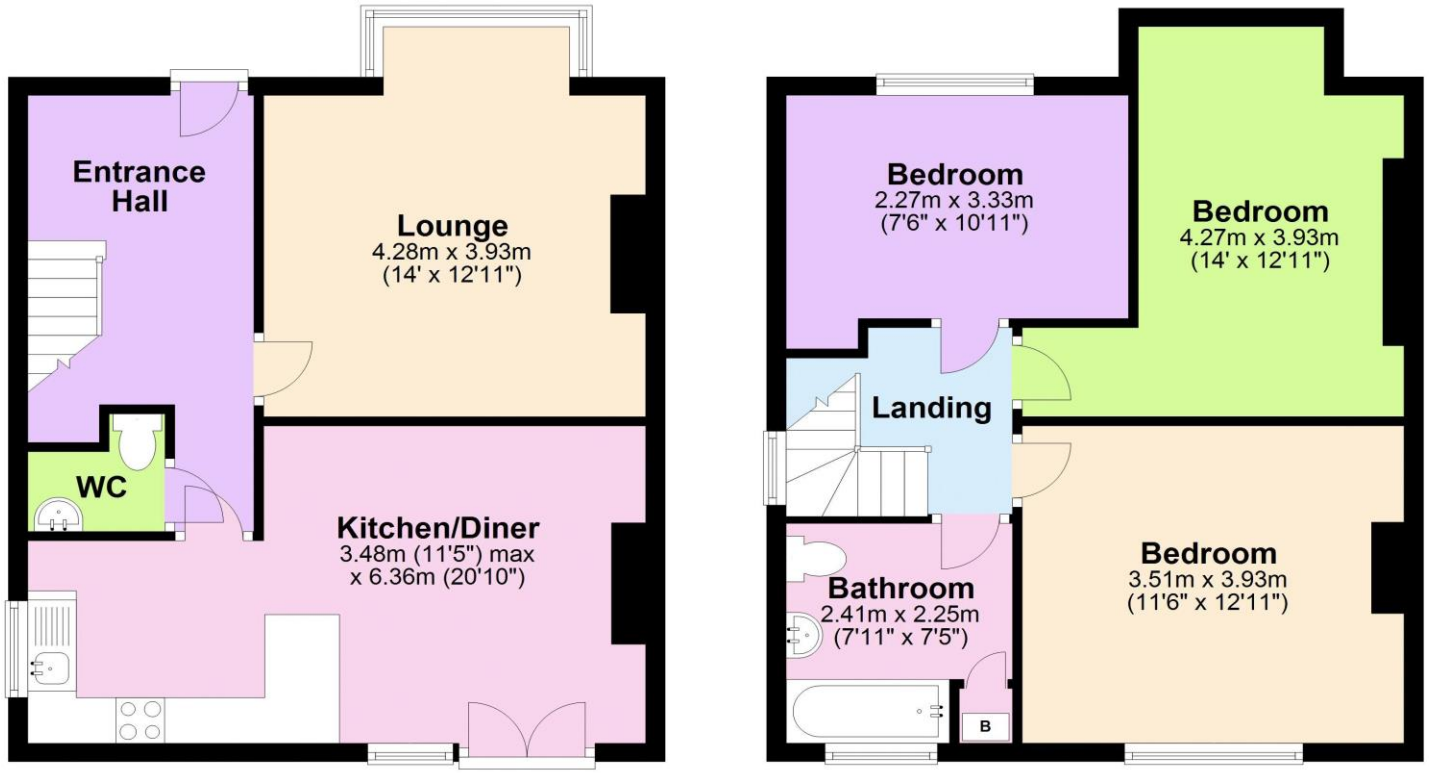





Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
Energy efficiency chart
65 D
88 B

Ground Floor
Approx. 46.0 sq. metres (494.7 sq. feet)

First Floor
Approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 91.4 sq. metres (983.9 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure Freehold **Council Tax Band** C

Possession Vacant possession from 5th May 2027

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