



- Characterful period mid terrace
- Three bedrooms
- Lovely enclosed garden
- Close to train station & Headingley
- Ideal first home
- Further basement potential

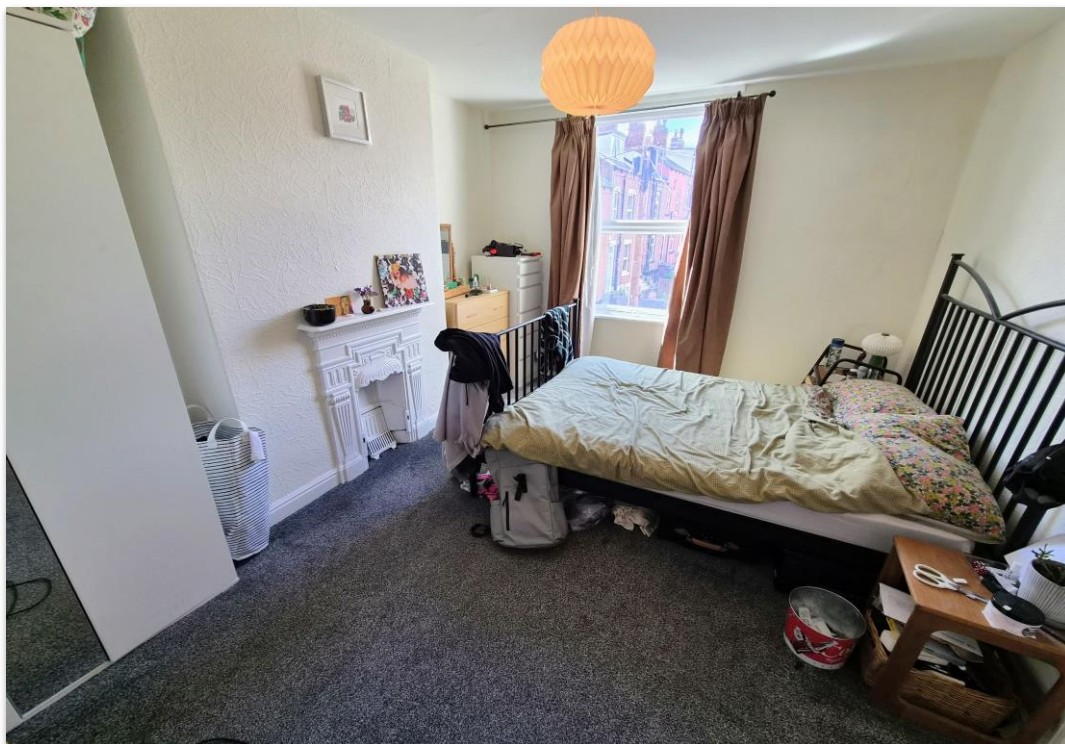


A LOVELY CHARACTERFUL AND SPACIOUS THREE BEDROOMED ELEVATED BACK TO BACK WITH AN ENCLOSED FRONT GARDEN ENJOYING A SUNNY AFTERNOON/EVENING ASPECT, VERY CONVENIENTLY PLACED, JUST A FEW MINUTES WALK TO LOCAL SHOPS, TRAIN STATION, THE CRICKET & RUGBY GROUNDS AND WITHIN EASY REACH OF HEADINGLEY'S EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS, THE UNIVERSITIES AND LEEDS CITY CENTRE.

Currently let until the end of August 2026, therefore ideal as a first home once vacant possession is obtained, the well-maintained accommodation comprises a lounge with bay window, a fitted kitchen, a very useful basement, ideal for storage, workshop, gym etc and with great potential to convert into further living accommodation or move perhaps create a bigger dining kitchen, subject to relevant consents.

Upstairs, there is a double bedroom with a period fireplace and a generous bathroom w/c and two more bedrooms on the top floor, both with dormer windows enjoying open views over the cobbled street opposite and allotments beyond.

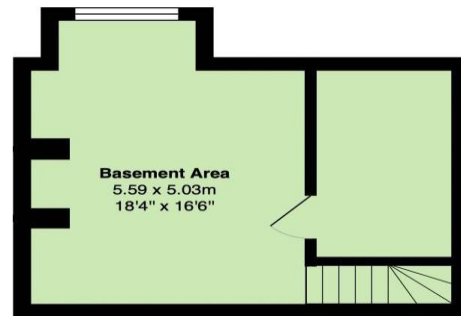
Outside, there is an enclosed paved garden with established planted borders. There is also ample on street parking. Viewing strongly advised of this attractive home.



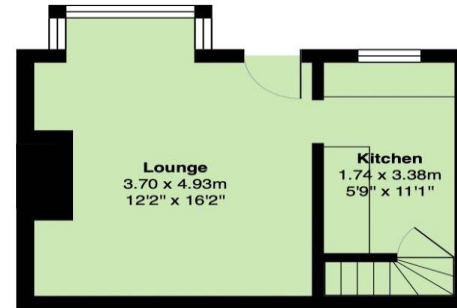


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

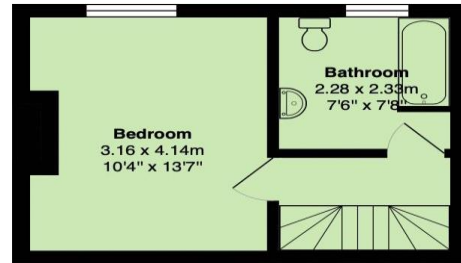
15, Lumley Place, Burley, LS4 2NL



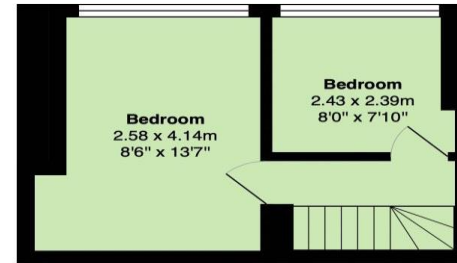
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 92.7 m² ... 998 ft²

Tenure Freehold **Council Tax Band** A **Possession** Currently let until August 2026 - vacant possession thereafter.

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/) 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.

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