Castlehill
Estate & Letting Agents

30 Sowood Street, Leeds
LS4 2JZ

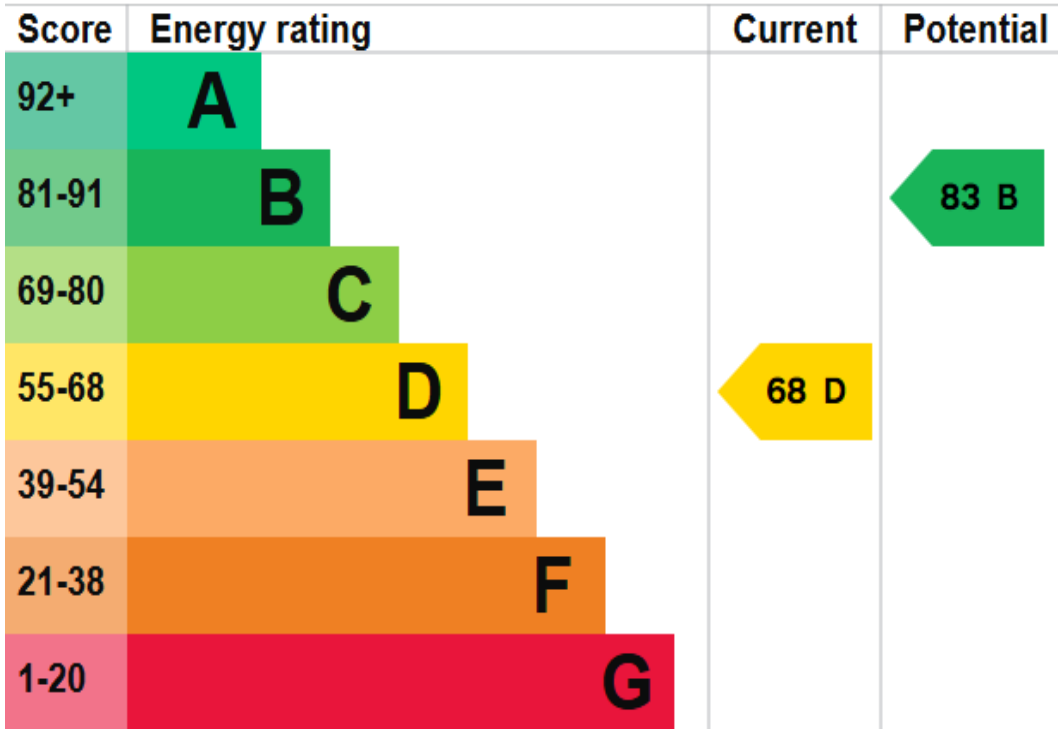
£179,950 Region

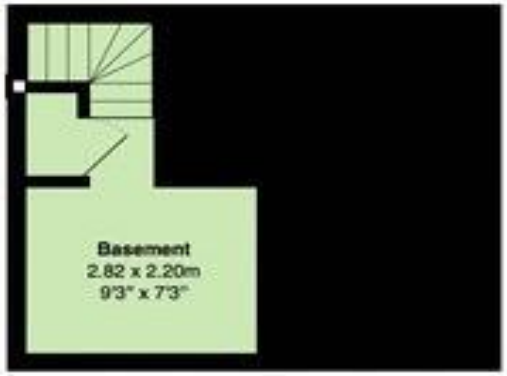
- **Spacious mid terrace**
- **Three bedrooms**
- **Open plan lounge and kitchen**
- **Close to shops, cafes, leisure activities**
- **Easy access into Leeds city centre**
- **No chain, ideal renovation project**

A SPACIOUS THREE BEDROOMED MID TERRACED BACK-TO-BACK SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, CLOSE TO THE EXTENSIVE SHOPPING, CAFES, RESTAURANTS AND LEISURE AMENITIES ON KIRKSTALL ROAD AND WITH EASY ACESS INTO LEEDS CITY CENTRE.

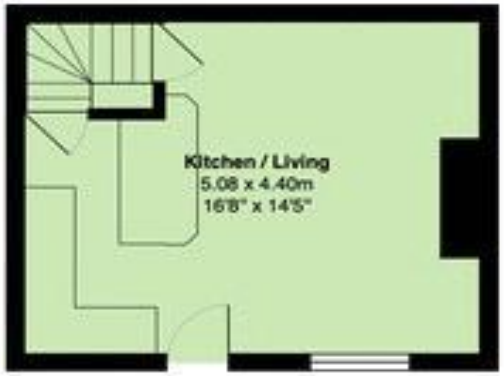
Offered with no chain, ideal for either private occupation or investment, offering purchasers the opportunity to perhaps further improve to their own tastes and standards. The accommodation comprises of an open plan kitchen and lounge, a basement, two first floor bedrooms and a bathroom w/c and a further bedroom on the top floor. Outside, there is a garden enjoying a sunny afternoon/evening aspect.

A great opportunity for buyers looking for a project, priced to reflect the improvements buyers may wish to carry out. CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, ITS BOUNDARIES, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS.


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
68 D
83 B

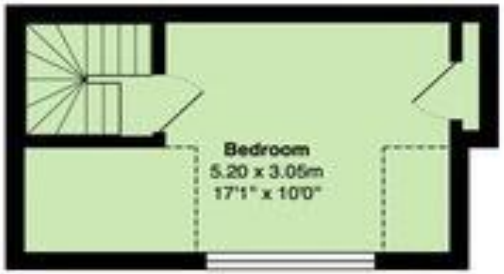


Lower Ground Floor



Ground Floor

First Floor



Second Floor

Total Area: 73.7 m² ... 794 ft²

Tenure Freehold **Council Tax Band** A
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.