



£270,000 Region



- Attractive three bed semi-detached
- Good sized lawned gardens
- No chain, ideal first home
- Very close to train station
- Also close to shops & Headingley
- Well presented & maintained



**AN ATTRACTIVE THREE BEDROOMED SEMI-DETACHED PROPERTY WITH GOOD SIZED GARDENS TO THE FRONT AND REAR, SITUATED IN THIS VERY CONVENIENT AND POPULAR LOCATION, A MINUTE'S WALK TO BURLEY PARK TRAIN STATION PROVIDING EASY ACCESS INTO LEEDS CITY CENTRE, LOCAL SHOPS, CLOSE TO THE CRICKET & RUBGY GROUNDS AND THE EXTENSIVE SHOPS, BARS AND RESTARAUNTS IN HEADINGLEY.**

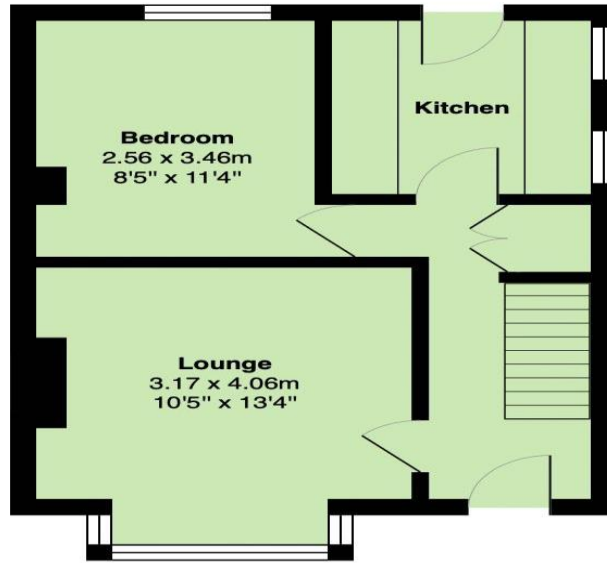
Offered with no chain and immediate vacant possession, the property has previously been run as a successful rental property but now must represent a great opportunity for first time buyers or a family to create a lovely home.

The well presented and maintained accommodation comprises an entrance hall, a lounge, a modern fitted kitchen and a dining room (currently set up as a bedroom), three bedrooms upstairs and a spacious bathroom w/c with shower over bath.

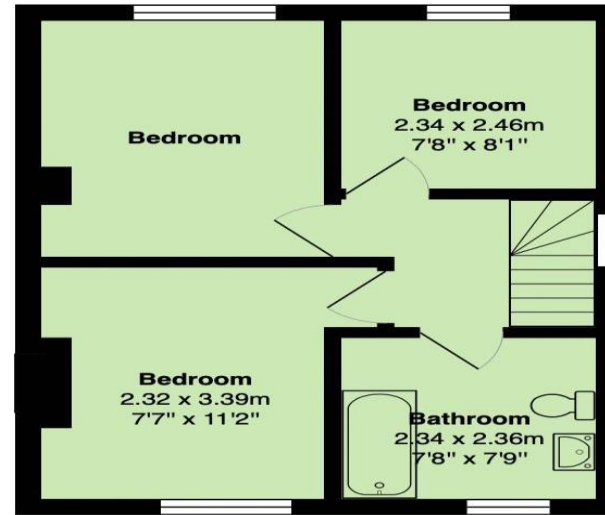
Outside, there is an enclosed lawned front garden, a path to the side leading to a patio area and a raised lawn. There is ample on street parking.







Ground Floor



1st Floor

Total Area: 71.8 m<sup>2</sup> ... 773 ft<sup>2</sup>

**Tenure**

Freehold

**Council Tax Band**

C

**Possession**

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.

**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 [Leeds City Council](http://www.leeds.gov.uk) website for more information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 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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