

Castlehill

Estate & Letting Agents

17, Stanmore Road, Leeds
LS4 2RU

£269,500 Region



- Well presented & maintained mid terrace
- Five bedrooms, two bathroom w/c's
- Spacious modern dining kitchen
- Sunny aspect garden to rear
- Ideal investment or private home
- Close to Headingley & train station



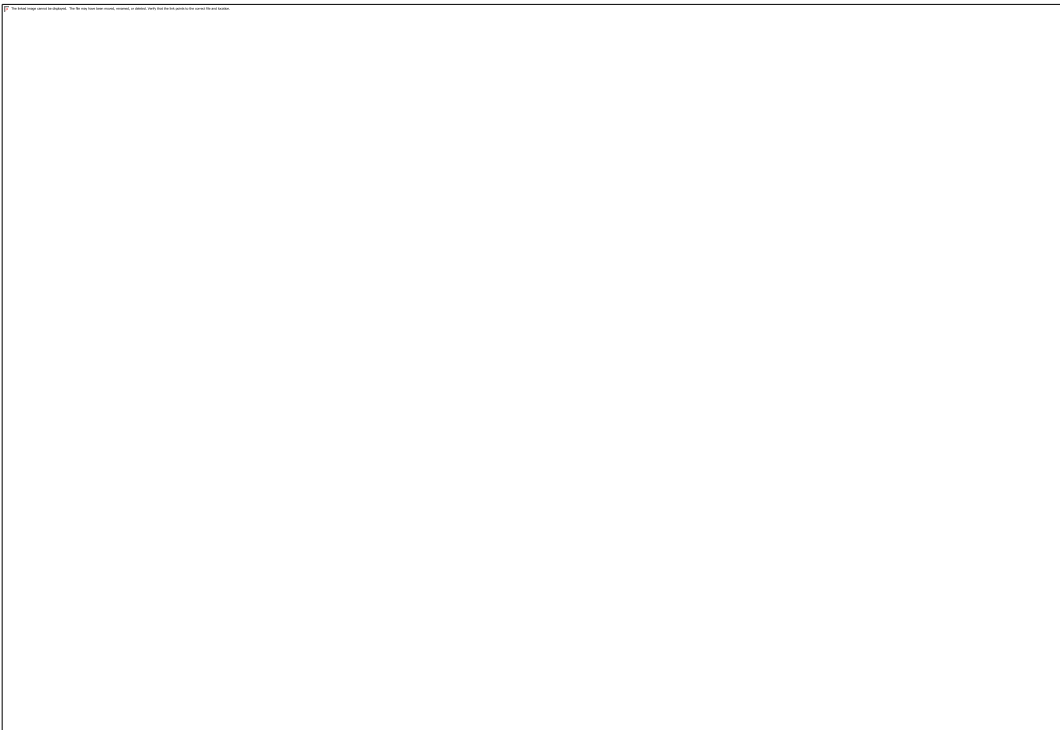
A VERY WELL PRESENTED AND MAINTAINED FIVE BEDROOMED MID TERRACE, OFFERED WITH NO CHAIN AND IMMEDIATE VACANT POSSESSION, IDEAL FOR INVESTMENT OR PRIVATE OCCUPATION, SITUATED IN THIS VERY CONVENIENT LOCATION ON A COBBLED STREET, A SHORT WALK TO BURLEY PARK TRAIN STATION, THE CRICKET & RUGBY GROUNDS AND THE EXTENSIVE SHOPS, BARS AND RESTAURANTS IN HEADINGLEY.

The well planned accommodation comprises an entrance hall, lounge and a modern fitted dining kitchen on the ground floor, three bedrooms and a bathroom w/c on the first floor and two further bedrooms and another bathroom w/c on the top floor. There is a good sized and useful basement accessed separately from the rear, but access from inside the property can easily be reinstated if required as the internal stairs remain in place.

Outside, there is a low maintenance garden to the front and an attractive sunny aspect garden to the rear bordered by hedging. Ample parking is available on street.

Internal viewing strongly advised to appreciate this well looked after property which has been run as a successful HMO for at least the last 10 years but would also convert very well into a four or five bedroomed private/family home.

The sellers have a HMO Licence until 12th February 2028. Contents available by negotiation, keeping potential set up costs to a minimum.

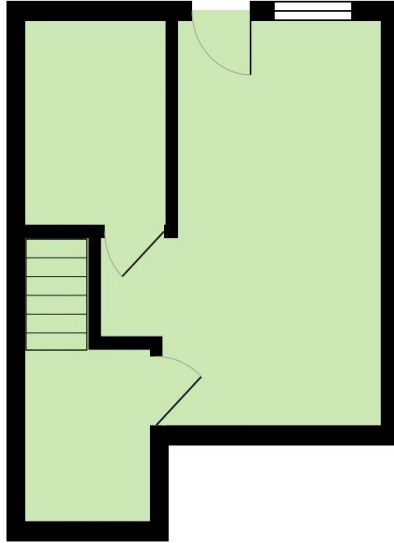




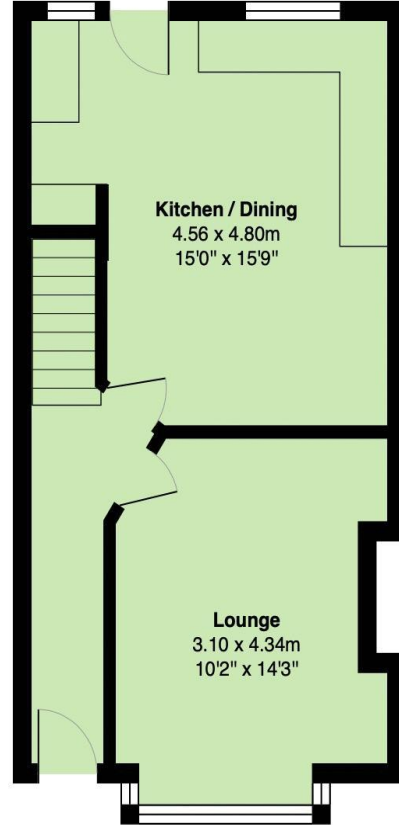




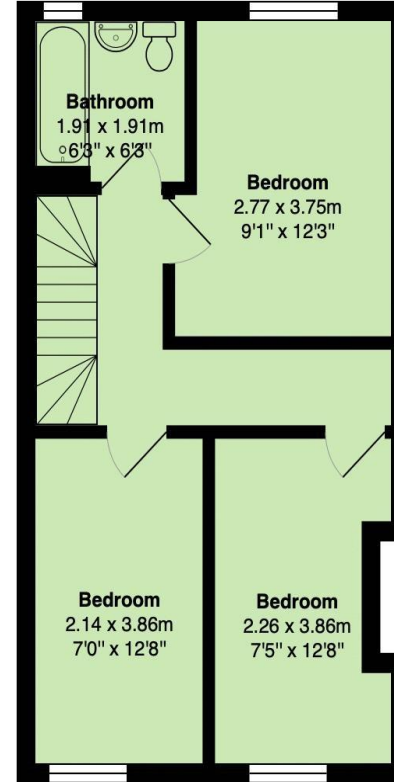
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



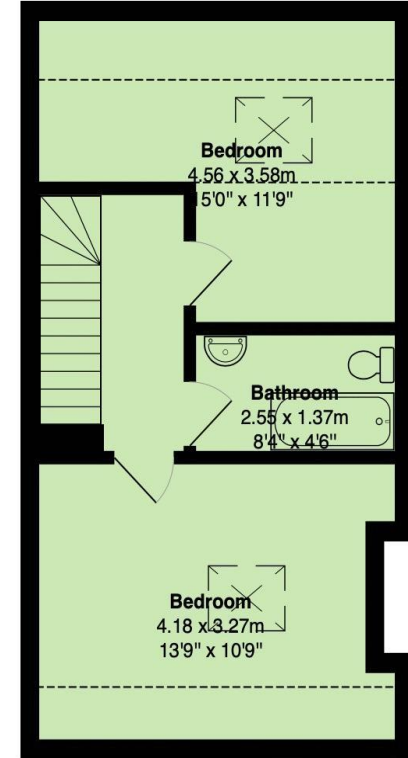
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 142.1 m² ... 1530 ft²

Tenure	Freehold
Council Tax Band	B
Possession	Vacate possession on completion
Viewings	All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.
Offer procedure	<p>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.</p> <p>We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.</p>
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.
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)	<p>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.</p> <p>These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.</p>