



£275,000 Region



- Well presented semi-detached
- Three bedrooms
- Lovely open plan dining kitchen
- Light & airy accommodation
- Prime central Headingley location
- Drive for off street parking & gardens



A LOVELY, WELL PRESENTED, GAS CENTRALLY HEATED AND UPVC TRIPLE GLAZED THREE BEDROOMED SEMI-DETACHED PROPERTY ENJOYING AN ELEVATED POSITION IN THE HEART OF HEADINGLEY, A SHORT WALK TO EXTENSIVE AMENITIES, SHOPS, BARS, RESTARAUNTS, THE CRICKET GROUND AND WITHIN EASY REACH OF LEEDS CITY CENTRE, UNIVERSITIES AND HOSPITAL.

An ideal first or family home comprising an entrance hall, a lounge with bay window and attractive period fireplace and a dining room open plan to a modern fitted kitchen with wood laminate flooring. Upstairs, there are two double bedrooms, one with another period fireplace, a third single bedroom or study and a spacious bathroom w/c with a modern white suite. Externally there is a small lawned front garden with a planted side border and a gravelled drive leading to a lawned rear garden with potential for a garage.

There must also be potential to extend into the loft, subject to relevant consents.

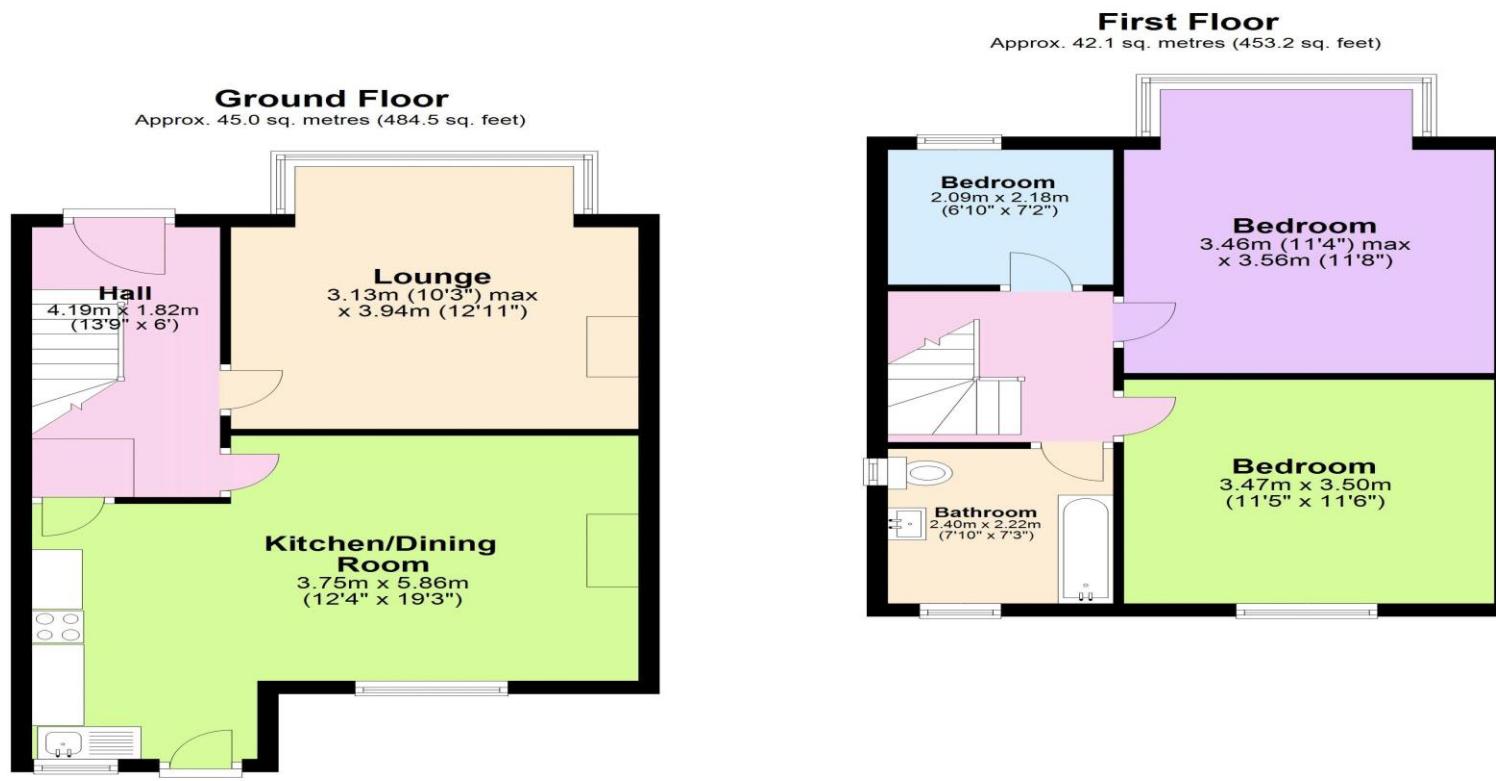
The property is currently let until 19th May 2026 at £1,200pcm, with vacant possession intended thereafter. Please note that the property does not have C4 (HMO) use.

Photos taken pre-tenancy.

Internal viewing recommended of this light and airy characterful home.







Total area: approx. 87.1 sq. metres (937.7 sq. feet)

Tenure
Freehold
Council Tax Band
C
Possession
Sold with 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

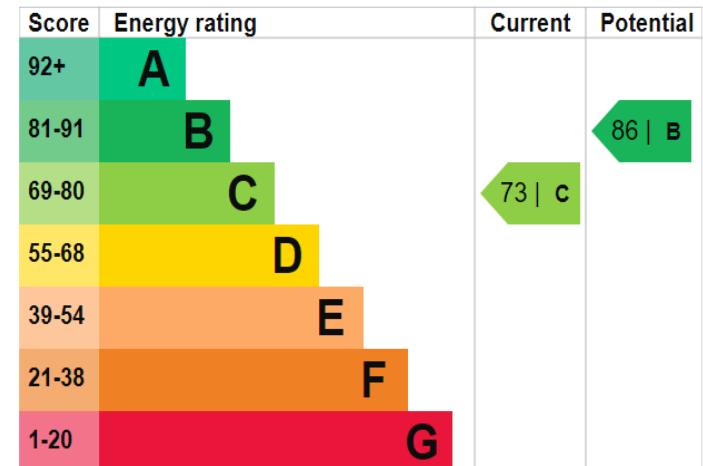
All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

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.

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.



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.