

# Castlehill

Estate & Letting Agents

76, St. Michaels Road, Leeds  
LS6 3BG



£450,000 Region



- Fantastic Grade II listed Semi-detached
- Six very spacious bedrooms
- Three receptions rooms
- Southerly facing enclosed front garden
- Prime central Headingley location
- Lots of period character features



**A FANTASTIC SIX BEDROOMED GRADE II LISTED STONE SEMI-DETACHED PROPERTY, WITH A LOVELY SOUTHERLY FACING ENCLOSED LAWNED FRONT GARDEN AND AN ENCLOSED GARDEN/YARD TO THE REAR, SITUATED IN THE HEART OF HEADINGLEY IN A CONSERVATION AREA, JUST A FEW MINUTES WALK TO THE CRICKET & RUGBY GROUNDS, THE EXTENSIVE SHOPS, BARS AND RESTARAUNTS AND WITH EASY ACCESS INTO LEEDS.**

Offered with no chain, this substantial and very spacious property boasts very generous room proportions throughout, having been used in recent years as an eight bedroomed HMO rental property, now perhaps more suited to private occupation, ideal as family home. Features include a stunning 'L' shaped entrance hall, many period fireplaces, ceiling cornicing, secondary double glazing to most windows, original shutters to the lounge windows and sink units to most of the bedrooms with the two top floor bedrooms having en-suite w/c's. The kitchen and dining area currently occupy the lower ground floor, leaving three large reception rooms on the ground floor, perhaps offering scope for re-siting the kitchen into one of these rooms, leaving the basement free for other uses, like a gym, hobby room, cinema room or simply for storage.

Upstairs, there are six very spacious bedrooms split over two floors, a modern bathroom w/c and a shower room w/c and generous landings on both the first & second floors. Outside, there is a good sized lawned front garden enjoying a southerly aspect and an enclosed walled rear garden offering a blank canvas for landscaping or possibly creating some off street parking, subject to relevant consents.

Internal viewing is absolutely essential to appreciate this wonderful individual property with lots of potential!



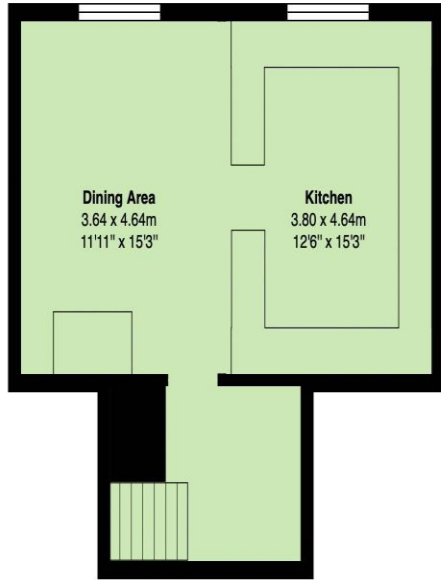








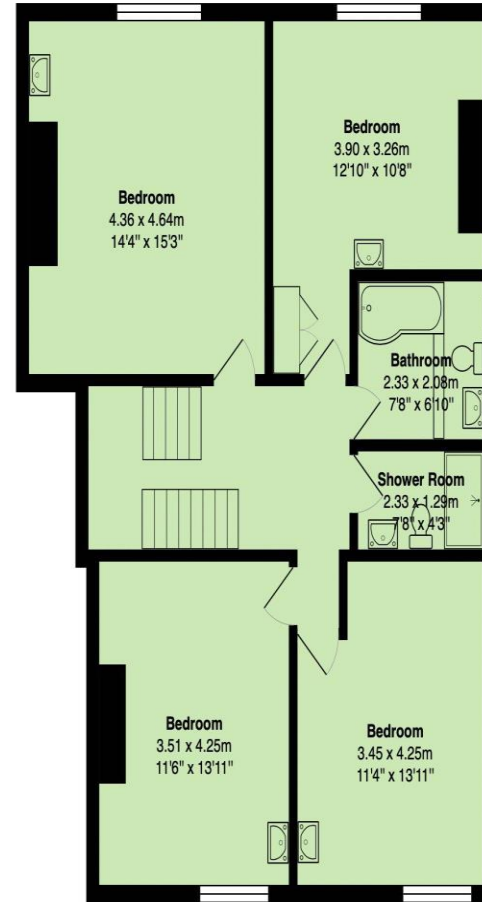
76, St Michaels Road, Headingley, LS6 3BG



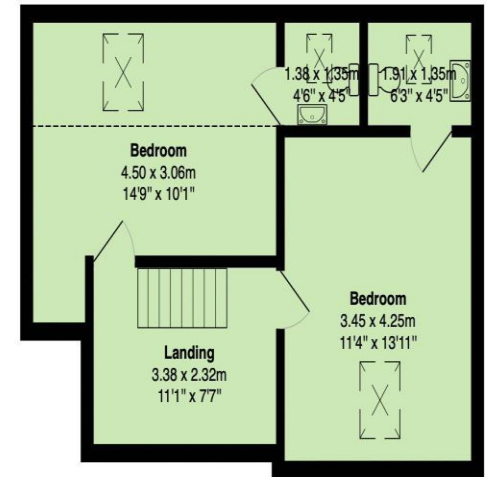
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 262.6 m<sup>2</sup> ... 2826 ft<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	47 E	
21-38	F		
1-20	G		

<b>Tenure</b>	Freehold
<b>Council Tax Band</b>	D
<b>Possession</b>	The property is intended to be vacant possession on completion.
<b>Making an offer</b>	<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. We strongly advise taking independent mortgage advice and can recommend an independent mortgage broker along with other property professionals.</p> <p>Under UK Law, Estate agents are required to carry out <a href="#">Anti Money Laundering (AML) checks</a> 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.</p>
<b>Rent Reform Act</b>	The Rent Reform 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.
<b>Article 4 Direction</b>	This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the <a href="#">Leeds City Council</a> website for more information.
<b>Disclaimer</b>	All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice. 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