



£375,000 Region



- Good Sized 3 Bedroomed Semi Detached
- Leafy 'Central' Headingley Location
- Vacant Possession in End of July 2026
- Great Family Home
- Off Street Parking & Gardens
- Potential to Extend & Improve!



A CHARACTERFUL AND SPACIOUS THREE BEDROOMED SEMI-DETACHED PROPERTY SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, BACKING ONTO HEADINGLEY CRICKET GROUND AND WITHIN EASY WALKING DISTANCE TO HEADINGLEY'S EXTENSIVE AMENITIES, TRAIN STATION AND CLOSE TO A NUMBER OF LOCAL SCHOOLS/DOCTORS SURGERY, LEEDS CITY CENTRE AND THE UNIVERSITIES.

Offered with vacant possession at the end of the current tenancy on 31st July 2026, the sensibly priced property is ideal for a growing family and those buyers looking to improve the accommodation to their own tastes and standards. It provides a very spacious layout with three double bedrooms, two reception rooms and a separate kitchen. There are good sized mature gardens, a long drive with ample off-street parking and great potential to extend to the side/rear (subject to the usual planning consents).

It still retains many of the attractive original characterful features and in brief the property comprises; an entrance vestibule with a downstairs w/c & wash basin. A spacious hallway, leading to a separate lounge & dining room both having bay windows and a separate fitted kitchen. There are three bedrooms, one having a range of useful built in wardrobes, a house bathroom and a separate w/c. There is also access to a loft.

A lovely leafy central location with lots of potential to create an attractive family home.

Photographs taken pre-tenancy.

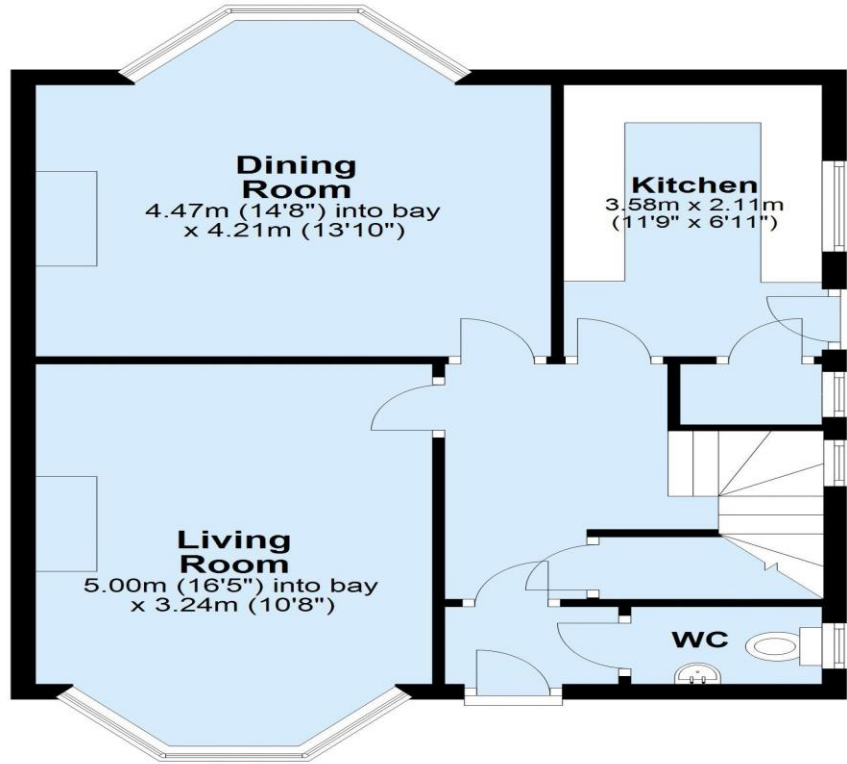




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

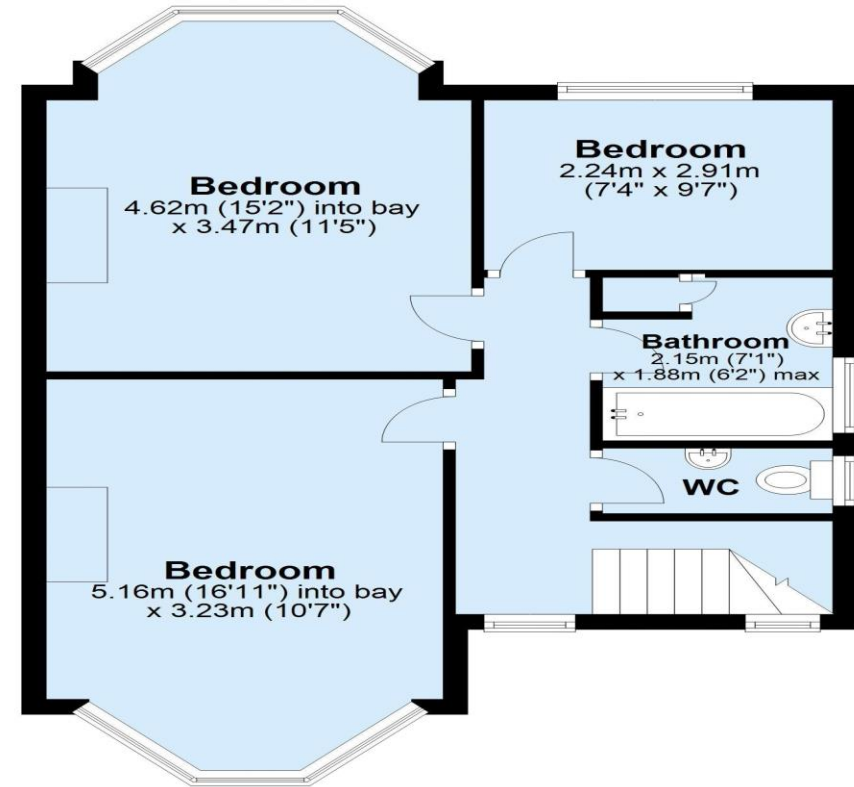
Ground Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.5 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Council Tax Band D

Tenure - Freehold

Possession - Subject to tenancy

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 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](https://www.leeds.gov.uk/) 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.

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