

Castlehill

Estate & Letting Agents

31 Norman View, Leeds
LS5 3JJ



£210,000 Region



- Characterful 2/3 Bedroomed Back to Back
- Ideal Home or Investment
- Vacant Possession & No Onward Chain!
- Gas Centrally Heated & UPVC Double Glazed
- Lovely Garden With Sunny Aspect
- Close to Train Station & Picturesque Kirkstall Abbey!



A CHARACTERFUL 2/3 BEDROOMED BACK TO BACK TERRACE WITH VERY PLEASANT FRONT GARDEN, SITUATED IN THIS POPULAR AND HIGHLY CONVENIENT LOCATION, CLOSE TO LOTS OF AMENITIES INCLUDING KIRKSTALL SPORTS AND MEDICAL CENTRES, HEADINGLEY TRAIN STATION, SHOPS, THE PICTURESQUE KIRKSTALL ABBEY. EASY ACCESS INTO LEEDS CITY CENTRE!

The property is offered with immediate vacant possession and no onward chain, enhancing efficiency of a purchase, therefore ideal for investment but perhaps more appealing to private buyers, providing the opportunity to now further improve to their own tastes and standards.

The characterful accommodation, over three floors, is gas centrally heated & has upvc double glazed windows and further comprises; a lounge and kitchen on the ground floor, good sized first floor bedroom and spacious tiled bathroom w/c and a further double bedroom on the top floor and a smaller bedroom, suitable for an office/nursery. Externally, there is a particularly nice feature of a lovely block paved front garden which enjoys a sunny aspect and some valuable sitting out space and a beautiful established 'Acer' tree.

A great 'project opportunity' allowing buyers to move in and update at their own leisure!

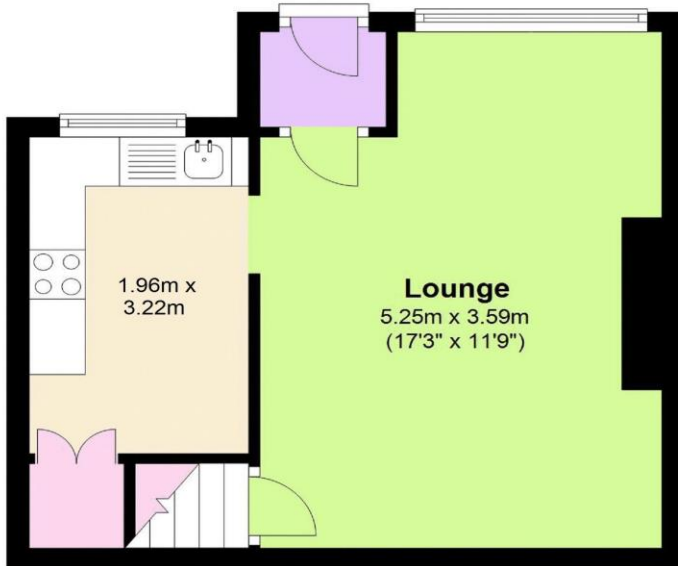




Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

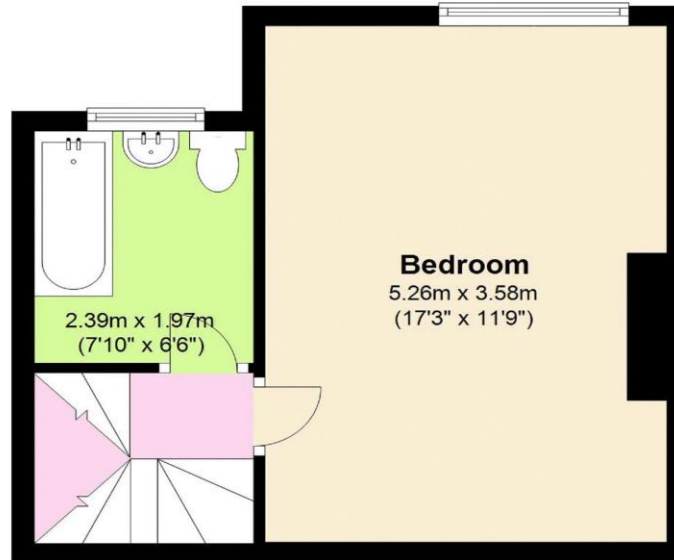
Ground Floor

Approx. 27.4 sq. metres (295.4 sq. feet)



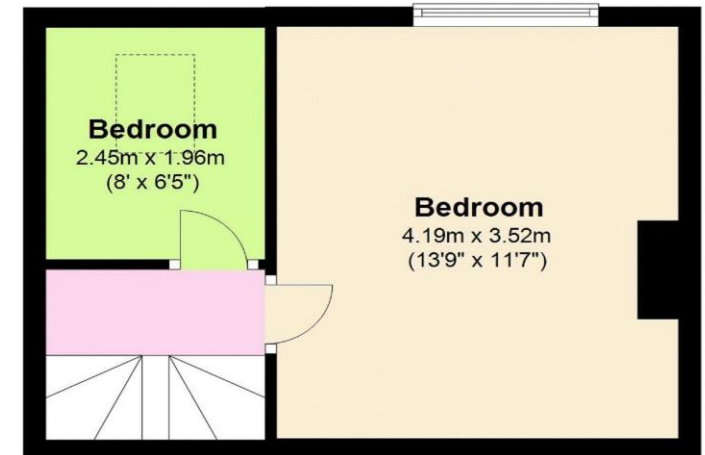
First Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



Attic

Approx. 23.5 sq. metres (253.3 sq. feet)



Total area: approx. 78.5 sq. metres (844.9 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure

Freehold

Possession

The property is intended to be vacant possession on completion.

Making an offer

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.

Anti-money Laundering

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.

Rent Reform Act

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.

Disclaimer

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 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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