



- Characterful terrace
- Two double bedrooms
- Very close to train station & shops
- No chain, great first home
- Sunny aspect from garden
- Dining kitchen & utility room



**A CHARACTERFUL TWO BEDROOMED MID TERRACED BACK TO BACK WITH A SUNNY ASPECT FRONT GARDEN, VERY CONVENIENTLY SITUATED JUST A COUPLE OF MINUTES WALK TO BURLEY PARK TRAIN STATION, LOCAL SHOPS, PARKLAND AND CLOSE TO HEADINGLEY'S EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS, WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.**

Offered with no chain, this well maintained and presented property would make an ideal first home, comprising a lounge with exposed varnished floorboards, a feature fireplace and a useful room off, ideal for a study. Downstairs on the lower ground floor, there is a dining kitchen with additional access to the front garden and a utility/storage room off. On the first floor, there is a good sized double bedroom and a spacious bathroom w/c with shower over bath and a further double bedroom on the top floor with a dormer window.

Outside, the property has a low maintenance paved front garden and enjoys a sunny southerly aspect and ample on street parking. Other features include stripped pine doors, high ceilings and some original cornicing, gas central heating and UPVC double glazing.

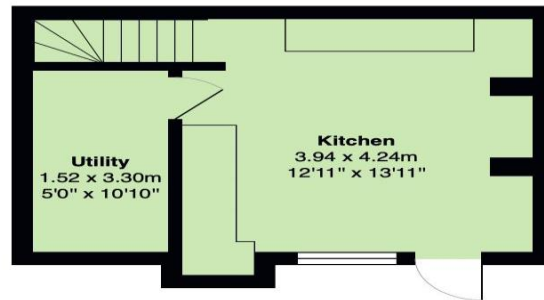
Internal viewing recommended of this lovely characterful home.



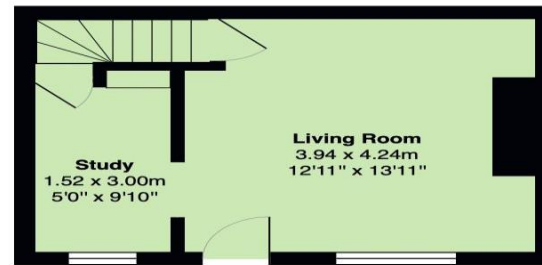


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

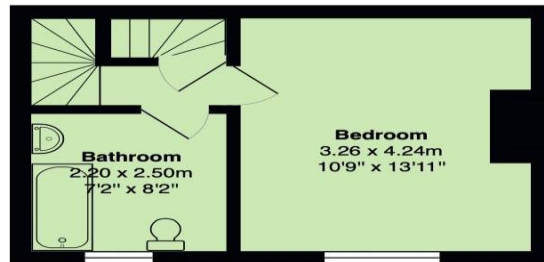
4, Graham Avenue, Burley, LS4 2LW



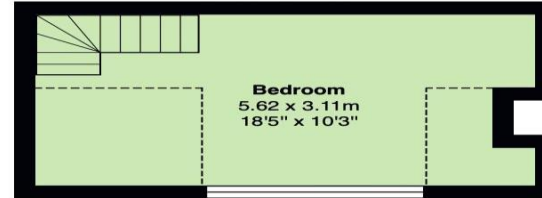
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 87.0 m<sup>2</sup> ... 936 ft<sup>2</sup>

**Tenure**

Freehold

**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.

**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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