

Castlehill

Estate & Letting Agents

3 Argie Road, Leeds
LS4 2RD

£170,000 Region



- Sensibly Priced Three bedroomed Back to Back
- Great 'First Home' Or Investment
- Gas Centrally Heated & Upvc Double Glazed
- Easy Access to Vue Cinema Complex & City
- Front Garden with Sunny Aspect
- No Chain & Sold with Vacant Possession!



A 'SENSIBLY PRICED' THREE BEDROOMED BACK TO BACK TERRACE & FRONT GARDEN, SITUATED IN THIS VERY POPULAR AND HIGHLY CONVENIENT LOCATION, CLOSE TO LOTS OF LOCAL AMENITIES INCLUDING VUE CINEMA COMPLEX, BURLEY PARK TRAIN STATION, SHOPS, WITHIN EASY REACH OF THE PICTURESQUE KIRKSTALL ABBEY & 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 for prospective buyers to now further improve to their own tastes and standards.

The deceptively spacious accommodation over three floors, has a new Gas Combination boiler installed in April 2026 and is upvc double glazed. It further comprises; a good sized lounge and kitchen off on the ground floor, first floor double bedroom and a spacious low maintenance shower room & wc. Two further bedrooms on the top floor.

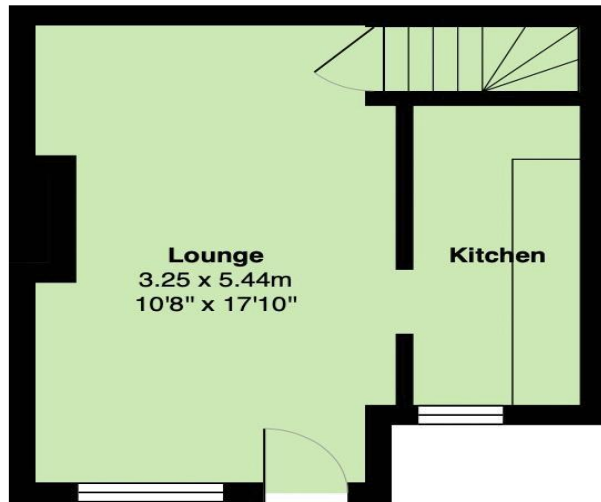
Externally, there is a lovely paved garden to the front providing some valuable sitting out space with a very sunny aspect. A great 'project opportunity' allowing buyers to move in and update at their own leisure!



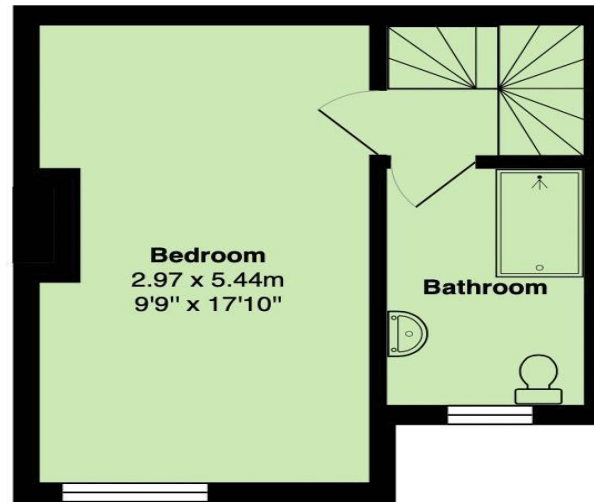


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

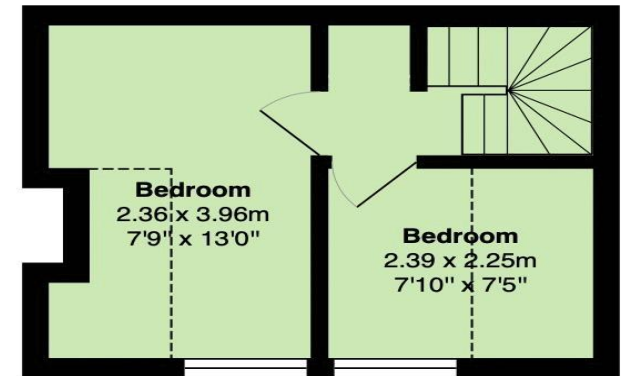
3, Argie Road, Burley, LS4 2RD



Ground Floor



First Floor



Second Floor

Total Area: 67.7 m² ... 728 ft²

Tenure Freehold **Council Tax Band** A

Possession Vacant possession on completion

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.

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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