Castlehill

Estate & Letting Agents

6 Stanmore Hill, Leeds
LS4 2PW

£164,950 Region



- Characterful end terrace
- Two double bedrooms
- Views from bedroom over allotments
- No chain, ideal first home
- Close to shops & train station
- Great improvement project



The Property Ombudsman

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

Your Sales and Lettings Specialist in North Leeds

A CHARACTERFUL TWO BEDROOMED END TERRACE OFFERED WITH NO CHAIN, IDEAL AS A FIRST HOME, SITUATED IN THIS VERY CONVENIENT LOCATION WITH ALLOTMENTS OPPOSITE, JUST A FEW MINUTES WALK TO SHOPS, BURLEY PARK TRAIN STATION, THE CRICKET AND RUGBY GROUNDS AND WITHIN EASY REACH OF THE EXTENSIVE AMENIITES IN HEADINGLEY, THE CITY CENTRE AND UNIVERSITY CAMPUS'.

The accommodation comprises a lounge with fireplace and a fitted kitchen on the ground floor, a useful basement, a double bedroom enjoying views over the allotments opposite, a spacious bathroom w/c and further double bedroom on the top floor with a gable end window and potential to add a skylight/velux style window, increasing light to this bedroom, subject to relevant consents.

Externally, the property is street lined with ample on street parking. A great opportunity for buyers to move into and perhaps further improve to their own tastes and standards over time.







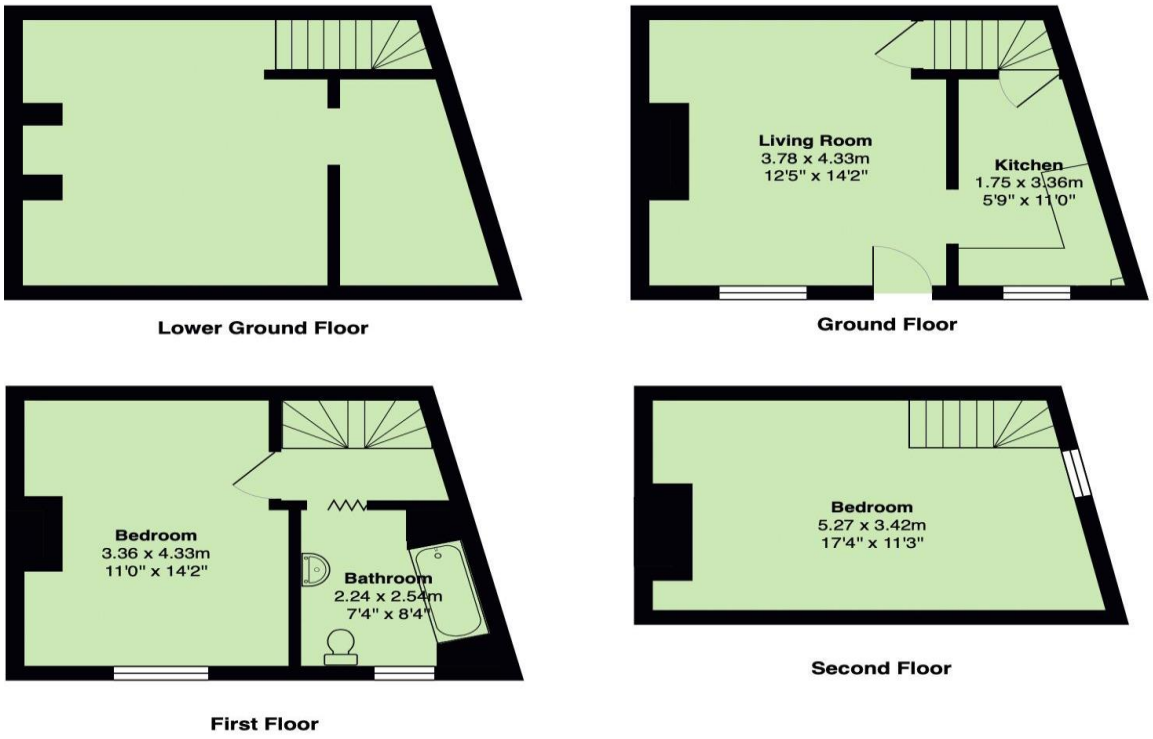






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

6, Stanmore Hill, Burley, LS4 2PW



Total Area: 87.7 m² ... 944 ft²

Tenure Freehold **Council Tax Band** A **Possession** Sold subject to vacant possession

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 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.