



£284,950 Region



- Four/five bedroomed end town house
- Gardens and off street parking
- Attractive leafy part of Headingley
- No chain, ideal first/family purchase
- Or would equally suit continued investment
- Spacious flexible accommodation



**A DECEPTIVELY SPACIOUS FOUR/FIVE BEDROOMED END TOWN HOUSE, WITH GARDENS AND A LARGE BLOCK PAVED DRIVE FOR OFF STREET PARKING, SITUATED IN THIS ATTRACTIVE LEAFY PART OF HEADINGLEY, JUST A FEW MINUTES WALK TO THE CRICKET & RUGBY GROUNDS AND THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTARAUNTS.**

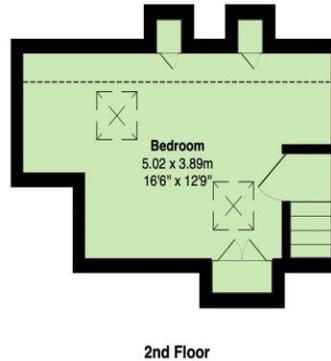
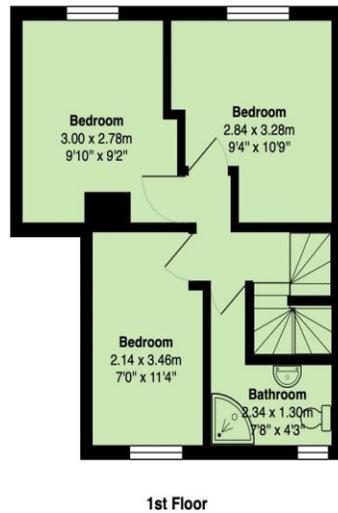
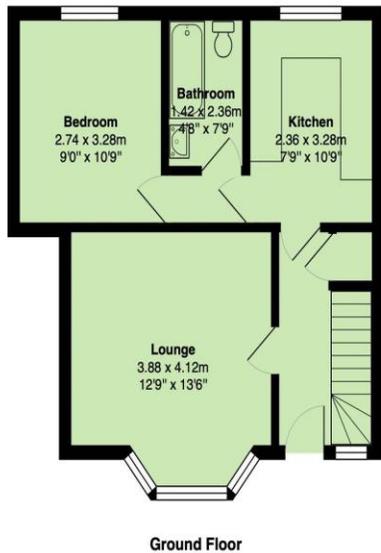
Having previous been used as a successful rental property, now offered with no chain and immediate vacant possession, the property would be ideal for either continued investment or perhaps more suited to a private buyer, providing very spacious accommodation over three floors.

Briefly comprising, an entrance hall, a lounge, a modern fitted kitchen, a bathroom w/c and a dining room (currently set up as a bedroom), three good sized bedrooms and a shower room w/c on the first floor and a further fourth bedroom in the loft. The bedrooms feature built-in furniture.

Outside, there is a small front garden surrounded by mature hedging and a path to the rear leading to the block paved drive and lawned rear garden. There is also a concrete hard standing, ideal for erecting a garage, subject to relevant consents. The drive is accessed from Ash Road. Internal viewing recommended of this versatile well maintained property offering flexible living options. The sellers have a HMO Licence until 16th July 2027.







Total Area: 100.8 m<sup>2</sup> ... 1085 ft<sup>2</sup>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

**Offer procedure**

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 a mortgage broker along with other property professionals.

**Viewings**

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

**Appliances/Services**

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**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.

**Houses in Multiple Occupation (HMO)**

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council website](http://Leeds City Council website) for more information.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

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