



- Spacious end town house
- Three bedrooms
- Gardens and off street parking
- General improvement required
- In quiet cul-de-sac, close to shops & schools
- No chain, ideal project



**A THREE BEDROOMED END TOWN HOUSE WITH GARDENS AND OFF STREET PARKING NOW IN NEED OF GENERAL IMPROVEMENT, SITUATED AT THE END OF THIS QUIET CUL-DE-SAC, IN A SET BACK LOCATION, YET VERY CONVENIENTLY PLACED, CLOSE TO LOCAL SHOPS, SCHOOLS, THE LOVELY OPEN SPACES AROUND KIRKSTALL ABBEY AND WITH EASY ACCESS ONTO THE OUTER RING ROAD AND INTO LEEDS CITY CENTRE.**

Offered with no chain, the property would be an ideal project for a first time purchaser, with potential to improve to buyer's own tastes and standards. The well proportioned gas centrally heated and double glazed accommodation briefly comprises an entrance hall, a lounge, open plan to a dining area and a kitchen on the ground floor; upstairs, there are two double bedrooms both with built-in wardrobes, a third single bedroom/study and a shower room w/c. Outside, there is a private front garden, accessed via a footpath and a rear garden with an off street parking space. We understand the title boundary also includes the grass and planted verge extending to beyond the end of the cul-de-sac.

Internal viewing strongly advised to appreciate the full potential and scope for improvement.

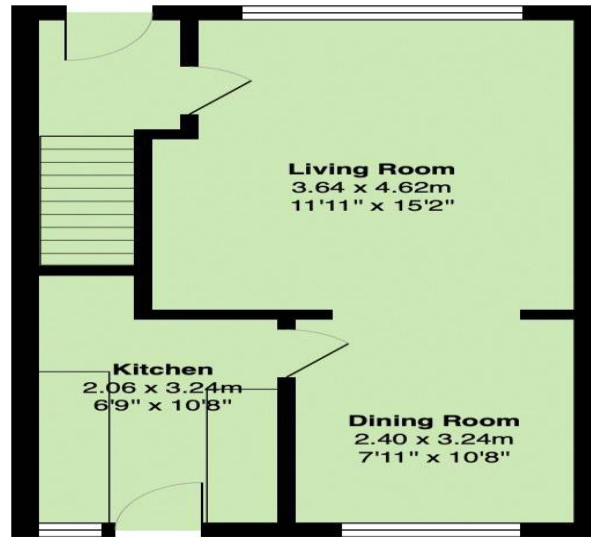
**POINT TO NOTE:** This property is now being re-marketed following the discovery of Japanese Knotweed. The sellers have subsequently instructed a contractor to carry out a 10 year treatment plan which we understand the sellers have already funded. The works come with a 10 year guarantee which will be passed to the new owner. Any purchaser obtaining a mortgage should seek advice from the lender or broker prior to booking a viewing or making an offer.



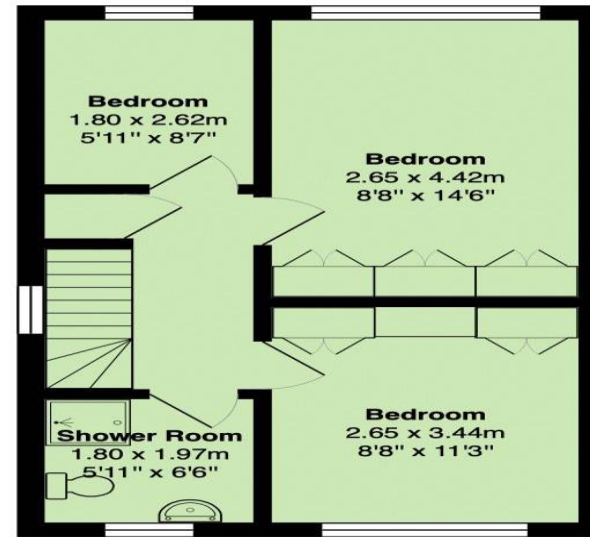


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 35 F    |           |
| 1-20  | G             |         |           |

20, Spen Mews, West Park, LS16 5QN



Ground Floor



First Floor

Total Area: 74.1 m<sup>2</sup> ... 798 ft<sup>2</sup>

**Tenure** Freehold **Council Tax Band** B

**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.

**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.

**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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