



- Stunning end terrace
- Three bedrooms
- Delightful enclosed gardens with timber deck terrace
- Lovely open plan dining kitchen & lounge
- No chain, ideal first home
- Close to city & universities



**A WONDERFUL, FULLY REFURBSIHED THREE BEDROOMED END TERRACE WITH A FANTASTIC OPEN PLAN KITCHEN, DINING AREA AND LOUNGE, WITH GLAZED DOORS ONTO A RAISED TIMBER DECK TERRACE AND LOVELY ENCLOSED GARDENS. LOCATED OPPOSITE OPEN PLAYING FIELDS, ON THE DOORSTEP OF THE MEANWOOD VALLEY TRAIL AND WOODHOUSE RIDGE AND VERY CONVENIENTLY PLACED FOR EASY ACCESS INTO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.**

Offered with no chain, this beautifully and tastefully presented accommodation has undergone a significant and comprehensive renovation program during 2024 by the current owners, including a new kitchen, bathroom, décor, boiler, gas central heating and re-wiring.

The deceptively spacious accommodation comprises an entrance hall, a stunning open plan fitted kitchen, dining area and lounge with glazed doors to a timber decked patio and garden; upstairs there is a master bedroom with a small dressing room off and views over the parkland opposite, a second double bedroom and a third bedroom/study along with a bathroom w/c. Outside, the delightful corner plot garden is fully enclosed by privet hedging offering a good degree of privacy, with a raised timber deck, a large productive apple tree and a cosy seating area. There is ample on street parking.

Internal viewing absolutely essential to fully appreciate this characterful and very well presented property, offering a great opportunity as a first home.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total Area: 77.1 m<sup>2</sup> ... 830 ft<sup>2</sup>

**Tenure** Freehold **Council Tax Band** C

**Possession** Immediate 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 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.

**House in Multiple Occupation (HMO)** - This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](https://www.leeds.gov.uk/city-council) website for more information.

**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.