



£175,000 Region



- Characterful terrace
- Two double bedrooms
- No chain, ideal first home or investment
- Close to shopping & leisure amenities
- Easy access into Leeds
- Spacious bathroom with separate shower



**A WELL PRESENTED AND SPACIOUS TWO BEDROOMED MID TERRACE, IDEAL AS A FIRST HOME, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO LOCAL SHOPS, TRAIN STATION, THE EXTENSIVE SHOPPING AND LEISURE AMENITIES ON KIRKSTALL ROAD AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.**

Offered with no chain and immediate vacant possession, this characterful gas centrally heated and double glazed property would make an ideal first home or investment, briefly comprising a lounge with exposed varnished floorboards & fireplace, a fitted kitchen, a useful basement, a double bedroom and a spacious bathroom w/c with a separate shower enclosure on the first floor and a generous second bedroom on the top floor with double glazed velux, offering potential to extend the room into the eaves if required.

Outside, there is a low maintenance garden to the front and ample on street parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



**Tenure** Freehold  
**Council Tax Band** A  
**Possession** Sold subject to vacant possession  
**Point to note:** There is an electrical certificate dated 24th December 2022. A new boiler was installed in November 2024 and there is a gas safety record dated 31<sup>st</sup> October 2025.

**Making an offer**

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 an independent mortgage broker along with other property professionals.

**Anti-money Laundering**

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.

**Rent Reform Act**

The Rent Reform 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**

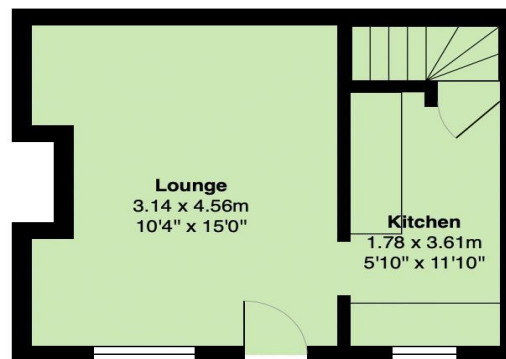
All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice.

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.

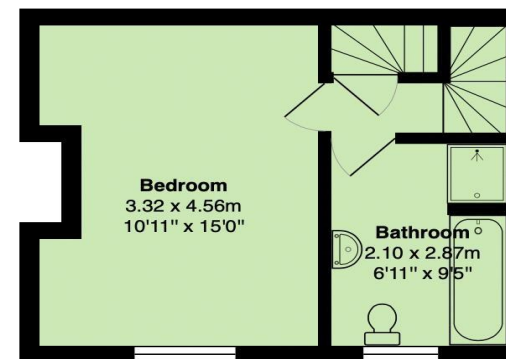
These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain.

These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.

3, Wetherby Place, Burley, LS4 2JG



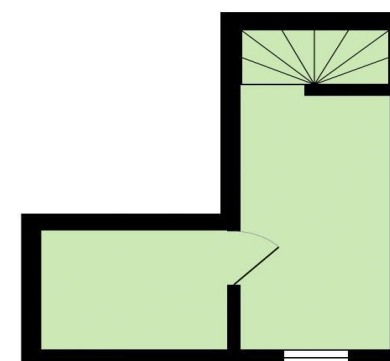
**Ground Floor**



**1st Floor**



**2nd Floor**



**Basement**

Total Area: 76.8 m<sup>2</sup> ... 827 ft<sup>2</sup>

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