

Castlehill

Estate & Letting Agents

13 Stanmore Street, Leeds
LS4 2RS

£249,950 Region



- Characterful & spacious terrace
- Four double bedrooms
- Lovely well maintained gardens
- Close to Headingley & train station
- No chain, ideal home or investment



A LOVELY CHARACTERFUL FOUR BEDROOMED MID TERRACE, PROVIDING SPACIOUS WELL MAINTAINED ACCOMMODATION, OFFERED WITH NO CHAIN, IDEAL FOR EITHER PRIVATE OCCUPATION OR INVESTMENT. SITUATED ON A COBBLED STREET, IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, THE CRICKET & RUGBY GROUNDS AND THE EXTENSIVE SHOPS, BARS, RESTAURANTS AND AMENITIES IN HEADINGLEY.

This attractive and well presented property retains a number of original period features, in brief comprising an entrance hall, lounge and a generous dining kitchen on the ground floor, a useful basement offering storage and/or further development potential subject to relevant consents, two first floor double bedrooms and a bathroom w/c on the first floor and two further double bedrooms on the top floor. All the bedrooms, lounge and dining kitchen all have exposed varnished floorboards. Outside, there is an enclosed neatly maintained front garden and a sunny aspect rear garden with planted borders and a paved patio area, with additional access to the basement. There is ample on street parking.

The property would suit buyers wanting a characterful and spacious first or family home, or equally suitable for continued investment as a rental property. In this case, the sellers have applied for lawful C4 HMO use with a decision is expected by 11th November 2026.

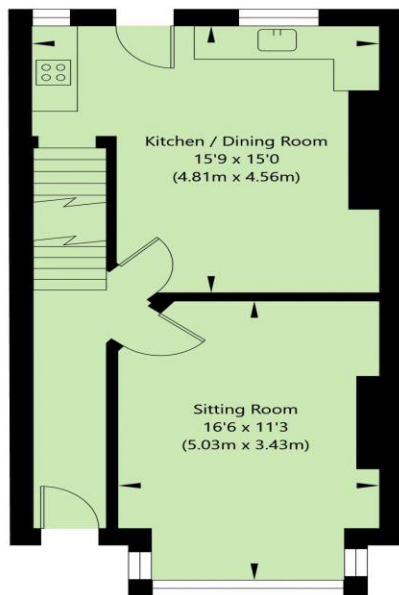
The sellers have provided documents detailing that the property was re-wired, re-roofed and had a new gas boiler installed in 2013 and the windows replaced in 2010.



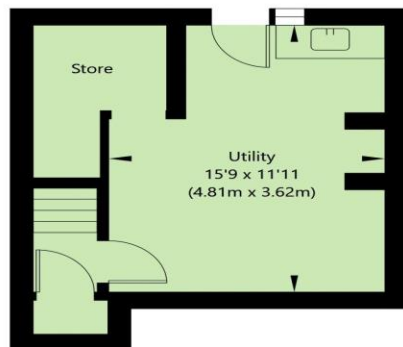


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

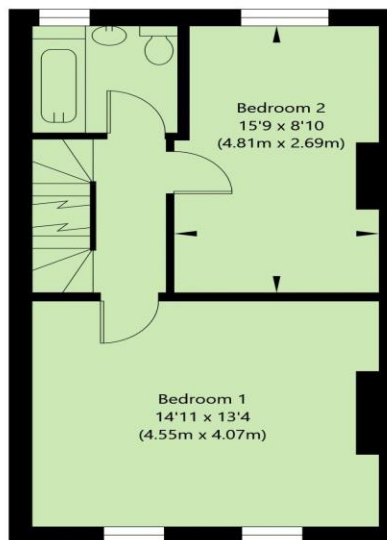
13 Stanmore Street, Leeds, LS4 2RS



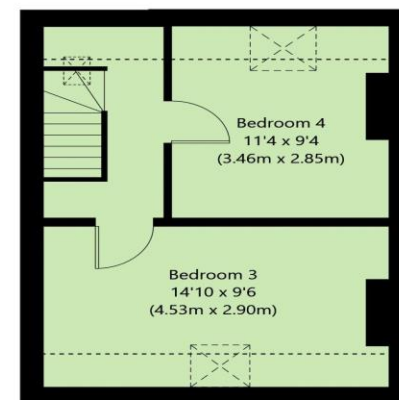
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 469 SQ FT / 43.53 SQ M



Basement
GROSS INTERNAL FLOOR AREA
APPROX. 247 SQ FT / 22.92 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 442 SQ FT / 41.09 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 317 SQ FT / 29.47 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1475 SQ FT / 137.01 SQ M
All Measurements are approximate and should be independently verified.
Yorkshire Lens Photography © 2026



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.

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/) 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.