



£360,000 Region



- 4 Bed Extended Semi Detached
- Very Spacious Layout
- Popular Residential Area & Ideal Family Home
- Off Street Parking, Garage & Lovely Gardens
- Walking Distance to Headingley & Train Station Platform
- Great Home, Early Viewing Advised!



A VERY VERSATILE FOUR BEDROOMED EXTENDED SEMI-DETACHED PROPERTY SITUATED IN THIS HIGHLY CONVENIENT LOCATION & POPULAR RESIDENTIAL AREA, JUST A FEW MINUTES WALK TO THE CENTRE OF HEADINGLEY AND EXTENSIVE AMENITIES, BURLEY PARK TRAIN STATION AND EASY ACCESS INTO LEEDS CITY CENTRE.

The property has been run as a successful well managed rental property and is currently let on a periodic tenancy, **but would ideally suit conversion back to a family home once vacant possession is obtained.**

The generously proportioned accommodation briefly comprises an entrance hall with two useful understairs storage cupboards, a modern open living kitchen with breakfast bar, sitting room, a cosy snug and a ground floor bedroom with an adjoining shower room & wc. To the first floor there are a further three bedrooms, a utility room with a washer & dryer and a light & airy house bathroom & wc.

Whilst the current layout is both modern and flexible, there is excellent scope for re-configuration. Buyers may want to open up the rear ground floor to create a larger open plan family living space, or alternatively enlarge the sitting room by removing the dividing wall between the snug and sitting room to enhance natural light and garden views, subject to the necessary building regulations. Additional features include gas central heating and upvc double glazing.

Externally, there is a shared drive with ample off street parking, a garage and lovely a substantial rear garden, mostly laid to lawn.

A superb, well presented family home in a great location plus the opportunity to further improve, early viewing highly recommended!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure Freehold
Council Tax Band D
Possession Sold subject to existing tenancies or vacant possession at the end of the existing tenancy

Point to Note: Photographs taken pre-tenancy.

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.

Article 4 Direction

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 for more information.

Third party involvement

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.

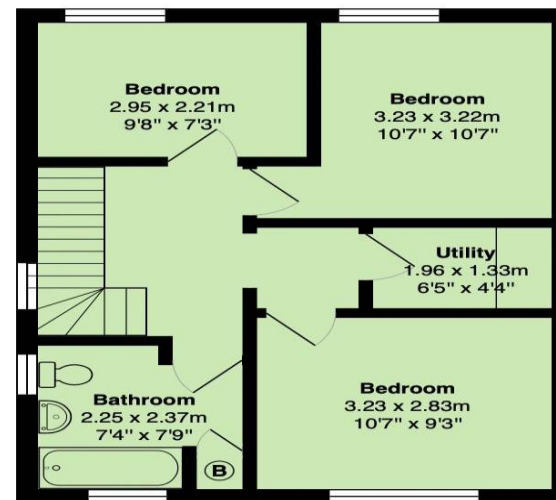
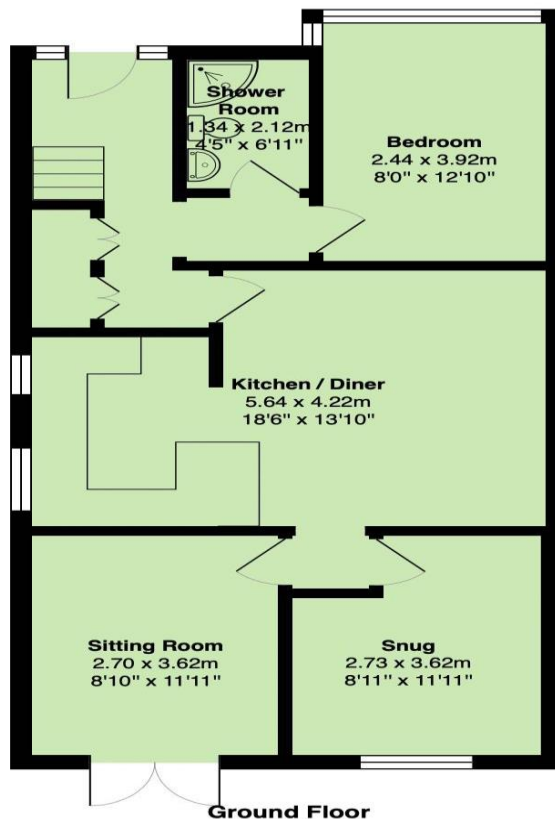
Disclaimer

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.

58, Newport View, Headingley, LS6 3BX



First Floor

Total Area: 109.4 m² ... 1178 ft²