



Guide Price: £400,000

St Chads Grove Headingley Leeds LS6 3PN

 x3  x1  x1



**PANTERA  
PROPERTY**



Pantera Property are pleased to present to the market this three-bedroom semi-detached property situated in Headingley, Leeds, offered for sale by private treaty and requiring modernisation.

- Three-bedroom semi-detached house
- Front and rear gardens
- Off-street parking
- Detached single garage
- 1,229 sq.ft. of internal accommodation
- Property requires modernisation and refurbishment
- Potential for student accommodation/ HMO (subject to licensing)
- Freehold title
- Vacant possession
- Sold as seen.

### Property Description

This spacious three-bedroom semi-detached home offers versatile accommodation suitable for families, investors, or potential conversion into a student house (subject to licensing). The property features private front and rear gardens, along with off-street parking and a detached single garage for additional secure storage. Double-glazed UPVC windows to the front and rear elevations help create a bright and airy interior. This home represents a rare chance to acquire a substantial property in the popular Headingley area, offering both immediate living potential and longer-term investment possibilities.

### Residential / Investment Opportunity

An ideal opportunity to acquire a three-bedroom semi-detached property in the popular Headingley area. The property is in need of modernisation, offering scope for renovation and potential to covert into a student house, subject to HMO licensing.

This makes it particularly attractive to investors looking for a high-demand rental opportunity in one of Leeds' most sought-after student locations.





# Additional Information

Local Authority:  
Leeds City Council

Tenure:  
Freehold

Size:  
1,229 sq.ft.

Council Tax Band:  
B

## Location

The property is situated on St Chads Grove in Headingley, approximately three miles north-west of Leeds city centre.

Headingley is a vibrant suburb popular with families, professionals, and students. The area benefits from local amenities including shops, restaurants, cafes, schools, and leisure facilities, with strong transport links to Leeds city centre and surrounding areas.

## Viewing

Please contact George at Pantera Property to arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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