



Offers in the Region Of £162,500 Region



- Spacious One Bedroomed Back to Back
- Perfect First Home or Investment
- Vacant & No Onward Chain
- Gas C/Heated & Upvc Double Glazing
- Elevated Sunny Afternoon Position
- Super Convenient Location - A Must See!!



A PERFECT PURCHASE FOR FIRST TIME BUYERS OR INVESTORS! A well presented ONE BEDROOMED BACK TO BACK PROPERTY WITH A LOVELY FRONT GARDEN in this highly convenient and popular area, close to arterial links to the city centre less than a mile away and a short walk from the extensive amenities of the Vue Complex on Kirkstall Road.

INTERNAL INSPECTION IS RECOMMENDED of this neat easily maintained and economical home with gas central heating and double glazing. With a modern kitchen and bathroom & w/c and offers generous room sizes, comprising; spacious living room, well equipped kitchen, bathroom with separate shower bath and a large double bedroom.

There is also scope to utilise the loft space, similar to neighbouring properties to create a second floor room, subject to the usual planning consents. Additional features include, sold with vacant possession and no onward chain, neutrally decorated and contents available by separate negotiation, keeping a buyers setting up costs to a minimum.





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure Freehold **Council Tax Band** A

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.

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.

Point to note - In accordance with the Estate Agents Act 1979, prospective purchasers should be aware that a member of staff at Castlehill have a direct interest in the sale of this property.