

# Castlehill

Estate & Letting Agents

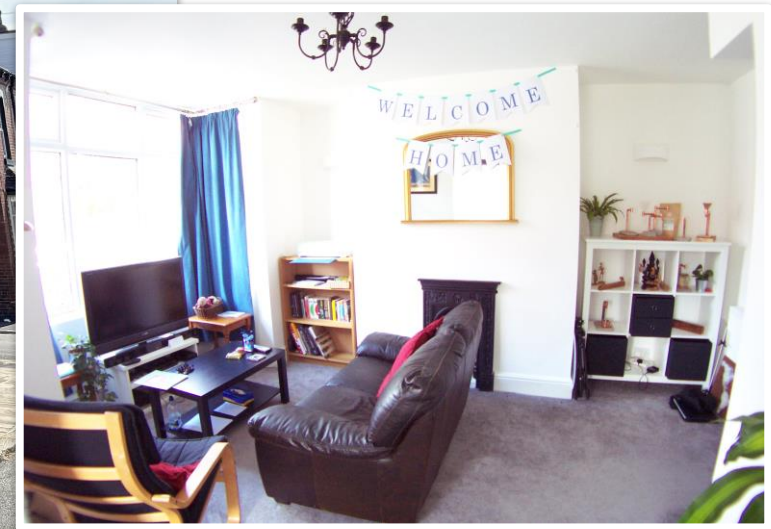
12 Lumley Avenue, Leeds  
LS4 2LR



£199,950 Region



- 2x Beds & Two Bathrooms!
- End Back to Back
- Home or Investment
- Deceptively Spacious & Modern
- Close to Train Station Plat-Form!
- Popular Burley Location!



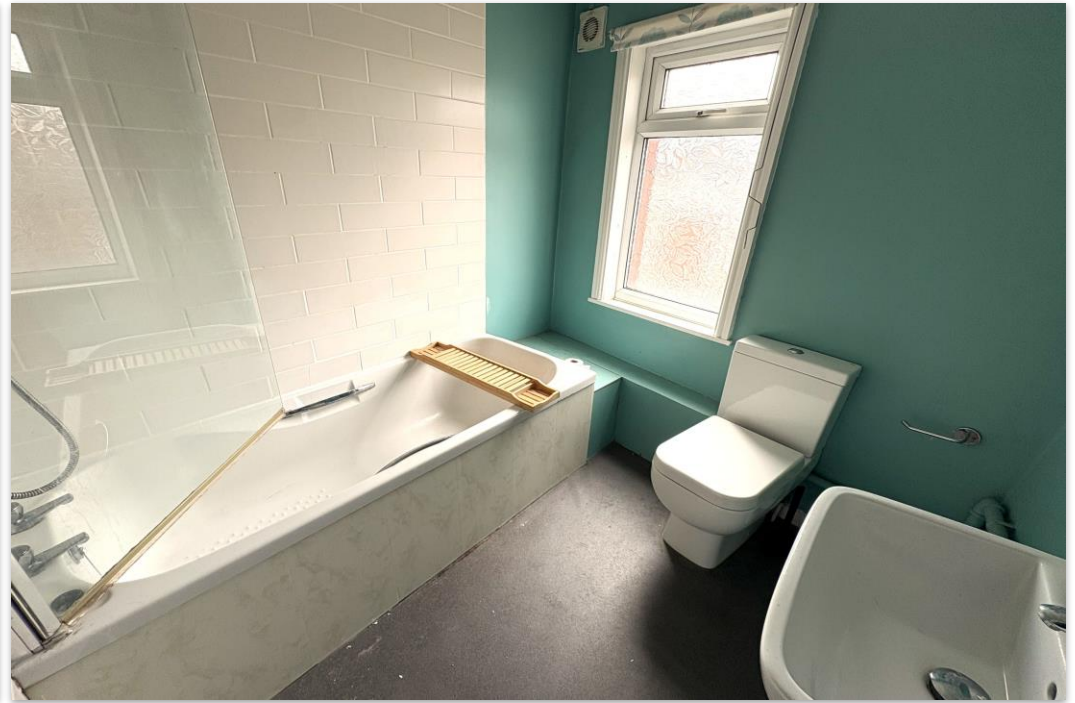
**A WELL PRESENTED END BACK TO BACK WITH TWO DOUBLE BEDROOMS AND 2x GOOD QUALITY BATHROOMS, PROVIDING GAS CENTRALLY HEATED & UPVC DOUBLE GLAZED ACCOMMODATION, VERY CONVENIENTLY SITUATED, A FEW MINUTES WALK TO BURLEY PARK TRAIN STATION, SHOPS, PARKLAND AND CLOSE TO EXTENSIVE AMENITIES IN HEADINGLEY.**

With spacious accommodation over four floors, it briefly comprises a good sized lounge with bay window, a lower ground floor 'modern' well fitted dining kitchen and utility area off, a first floor double bedroom and a shower room & wc and a further bedroom on the second floor, with a large dormer window and a bathroom & w.c. Externally there is a small front garden. Additional features include; gas central heating and upvc double glazing and some contents available for separate negotiation, keeping a buyers setting up costs to a minimum!

Ideal first time, investment or parents buying for son or daughter at university. Other features include fire & security alarms and emergency lighting.

The property is currently tenanted on a rolling month to month contract, and can be offered with Vacant possession, subject to the required notice period of four months. Some of the photographs are taken pre tenancy.

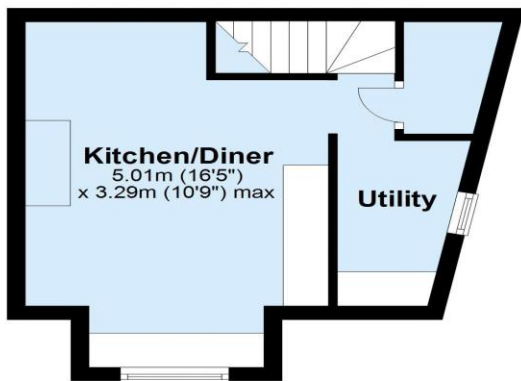




Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

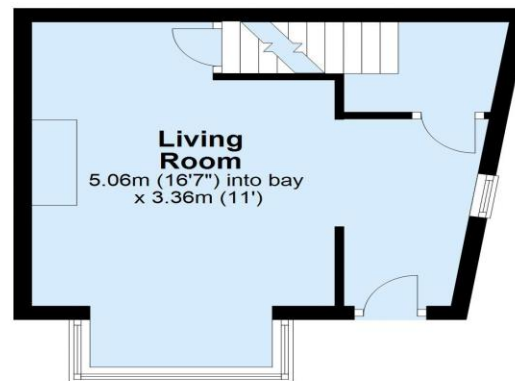
### Lower Ground Floor

Approx. 21.9 sq. metres (235.7 sq. feet)



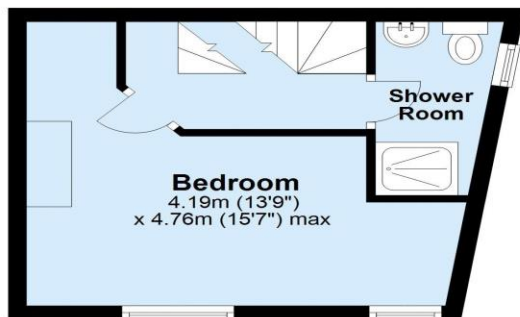
### Ground Floor

Approx. 21.6 sq. metres (232.2 sq. feet)



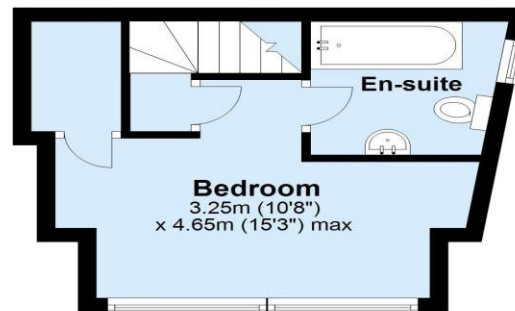
### First Floor

Approx. 20.7 sq. metres (222.5 sq. feet)



### Second Floor

Approx. 18.7 sq. metres (201.5 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

**Tenure** Freehold      **Council Tax Band** A

**Possession** The property is currently tenanted on a rolling month to month contract, and can be offered with Vacant possession, subject to the required notice period of four months.

**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.