Castlehill

Estate & Letting Agents

198 Kirkstall Lane, Leeds
LS5 2AB

£265,000 Region



- **Well maintained family semi-detached**
- **Three bedrooms & through lounge**
- **Lovely enclosed gardens**
- **Off street parking & garage**
- **Modernisation required**
- **Close to Headingley & train station**



A WELL CARED FOR FAMILY HOME WITH OFF STREET PARKING, A GARAGE AND LOVELY ENCLOSED GARDENS, SITUATED ON THE HEADINGLEY/KIRKSTALL BORDER, VERY CONVENIENTLY SITUATED A FEW MINUTES WALK TO HEADINGLEY TRAIN STATION, THE OPEN SPACES OF BECKETTS PARK, THE CRICKET GROUND AND CLOSE TO HEADINGLEY'S EXTENSIVE SHOPS, BARS AND RESTARAUNTS, WITH EASY ACCESS INTO LEEDS CITY CENTRE.

The property is offered with no chain and would now benefit from general improvement providing a great opportunity for buyers to upgrade to their own tastes and standards. The layout comprises of an entrance hall, a through lounge with a bay window, a feature fireplace and a door to the rear garden leading to a covered seating area, a separate kitchen, also with access to the rear garden. Upstairs, there are two double bedrooms, a good sized third single bedroom and a shower room w/c. Outside, there is an enclosed lawned front garden and a drive leading to a detached single garage with an up and over door and a personal door to the side. The attractive rear garden is fully enclosed providing a good degree of security with a paved patio, two lawned areas and well stocked borders and planting.



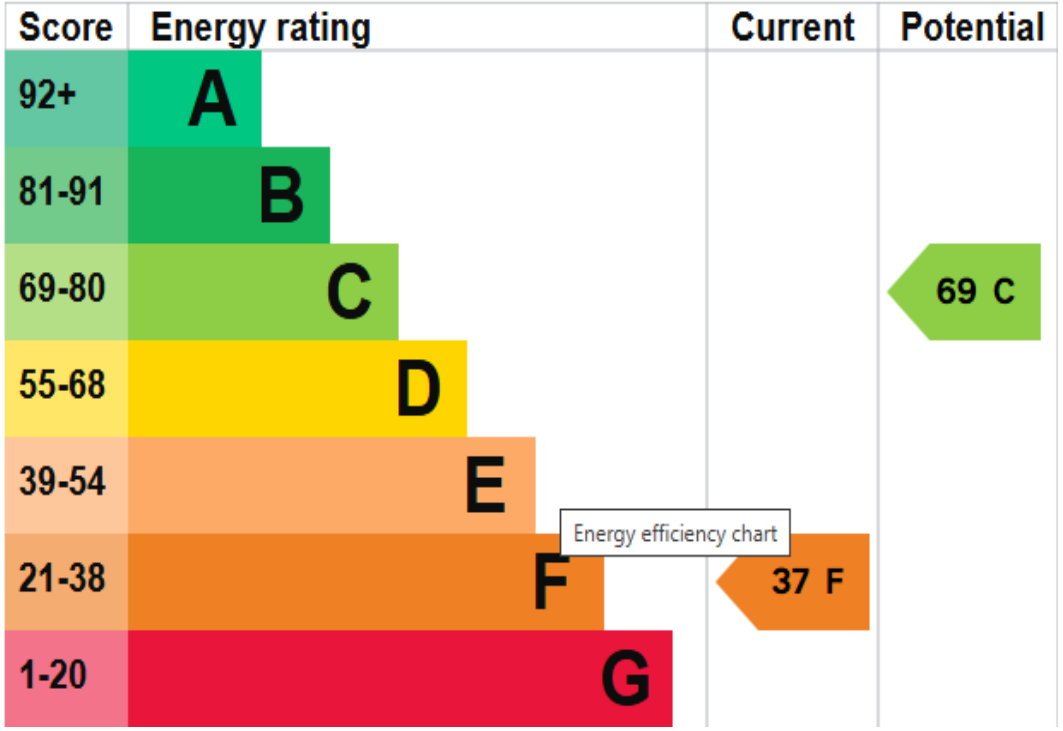


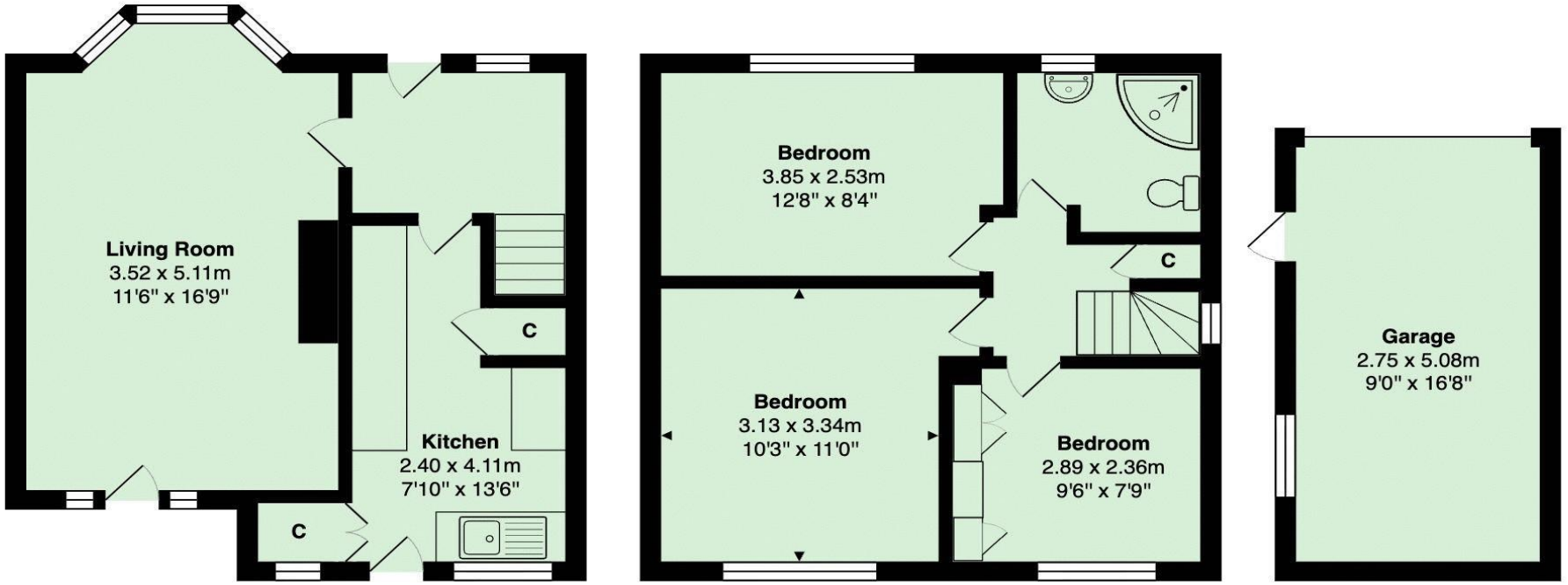









Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
Energy efficiency chart
37 F
69 C



Ground Floor **First Floor**

Total Area incl garage: 85.4 m² ... 919 ft²

All measurements are approximate and for display purposes only

Tenure Freehold **Council Tax Band** C

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 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 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.

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