



£265,000 Region



- Attractive three bed semi-detached
- Good sized lawned gardens
- No chain, ideal first home
- Very close to train station
- Also close to shops & Headingley
- Well presented & maintained



AN ATTRACTIVE THREE BEDROOMED SEMI-DETACHED PROPERTY WITH GOOD SIZED GARDENS TO THE FRONT AND REAR, SITUATED IN THIS VERY CONVENIENT AND POPULAR LOCATION, A MINUTE'S WALK TO BURLEY PARK TRAIN STATION PROVIDING EASY ACCESS INTO LEEDS CITY CENTRE, LOCAL SHOPS, CLOSE TO THE CRICKET & RUGBY GROUNDS AND THE EXTENSIVE SHOPS, BARS AND RESTARAUNTS IN HEADINGLEY.

Offered with no chain and immediate vacant possession, the property has previously been run as a successful rental property but now must represent a great opportunity for first time buyers or a family to create a lovely home.

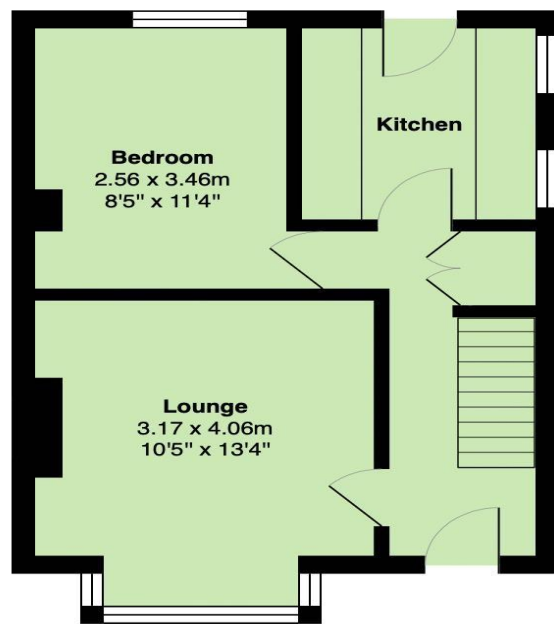
The well presented and maintained accommodation comprises an entrance hall, a lounge, a modern fitted kitchen and a dining room (currently set up as a bedroom), three bedrooms upstairs and a spacious bathroom w/c with shower over bath.

Outside, there is an enclosed lawned front garden, a path to the side leading to a patio area and a raised lawn. There is ample on street parking.

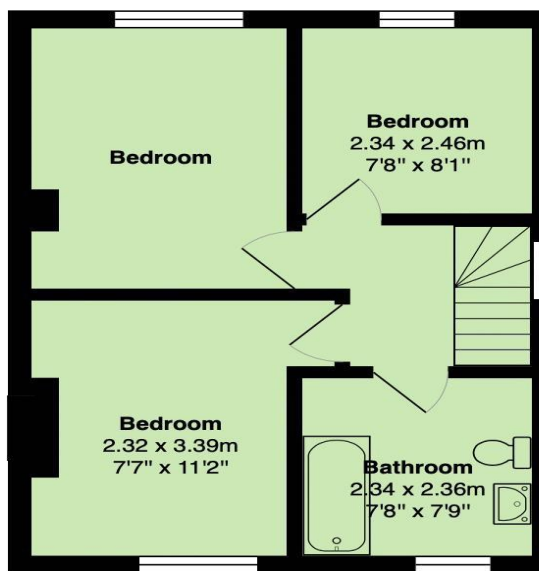




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



1st Floor

Total Area: 71.8 m² ... 773 ft²

Tenure Freehold **Council Tax Band** C **Possession** Sold subject to vacant possession

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.

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](https://www.leeds.gov.uk/) 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.

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

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