



£428,000 Region



- Stylish and spacious end town house
- Four double bedrooms
- Modern fitted breakfast kitchen
- No chain, ideal for families/professionals
- Two parking spaces & EV point
- Close to Headingley & city centre



A WONDERFUL WELL PRESENTED AND STYLISH FOUR DOUBLE BEDROOMED MODERN END TOWN HOUSE WITH PRIVATE PARKING AND AN ENCLOSED GARDEN, SITUATED IN THIS ATTRACTIVE DEVELOPMENT, VERY CONVENIENTLY SITUATED, CLOSE TO LOCAL SHOPS, BARS AND CAFES, THE LOVELY OPEN SPACES OF HYDE PARK AND WITHIN WALKING DISTANCE TO THE EXTENSIVE AMENITIES IN HEADINGLEY, THE UNIVERSITIES AND LEEDS CITY CENTRE.

Offered with no chain, this well planned property features spacious gas centrally heated and double glazed accommodation over three stories, comprising an entrance hall with a separate w/c off, a modern fitted kitchen with lots of storage, a breakfast bar, integrated appliances and high level oven, a very generous lounge and dining space with useful under stairs storage and glazed bi-fold doors to the rear garden, two double bedrooms and a shower room w/c on the first floor and two further double bedrooms and a bathroom w/c on the second floor.

Outside, there is a small garden frontage and two tandem parking spaces with an EV charging point to the side of the property. The rear garden is fully enclosed by a timber fence providing a good degree of security, comprising of a small lawn, patio and timber shed.

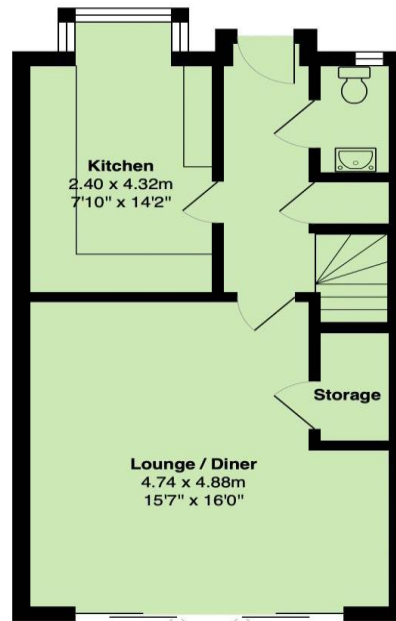
The property and development is less than 10 years old, so this property would suit buyers looking for a modern property, with a good EPC rating, ready to move into, ideal for families or professionals. We understand there is an estate service charge of circa £114 per quarter. Internal viewing strongly advised.



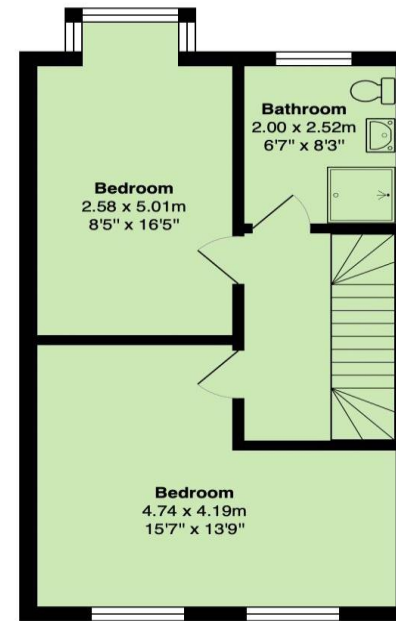


8, Victoria Gardens, Hyde Park, LS6 1FH

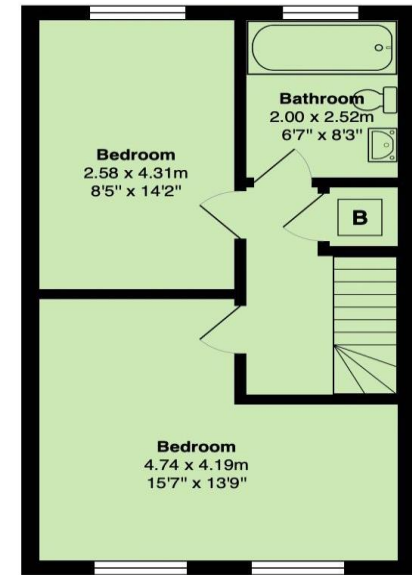
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Total Area: 125.2 m² ... 1348 ft²

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