



- Characterful back to back
- Two double bedrooms
- Delightful garden
- No chain, ideal first home
- Close to Leeds & universities
- Popular cul-de-sac location



A WELL MAINTAINED AND PRESENTED TWO BEDROOMED MID TERRACED BACK TO BACK WITH A LOVELY GARDEN TO THE FRONT OFFERED WITH NO CHAIN AND IMMEDIATE VACANT POSSESSION, IDEAL FOR INVESTMENT OR AS A FIRST HOME. SITUATED IN THIS POPULAR CUL-DE-SAC POSITION, ON THE DOORSTEP OF THE MEANWOOD VALLEY TRAIL, A LEAFY FOOTPATH LEADING TO HEADINGLEY, MEANWOOD AND BEYOND, ALSO WITH EASY ACCESS INTO LEEDS CITY CENTRE, THE UNIVERSITIES, HOSPITALS AND ONTO THE MAJOR ROAD NETWORKS.

The characterful gas centrally heated and UPVC double glazed accommodation comprises a lounge and modern fitted kitchen with breakfast bar, a useful cellar, a double bedroom and spacious bathroom w/c on the first floor and a second good sized bedroom on the top floor with dormer window enjoying elevated views.

Outside, there is a delightful enclosed garden enjoying a sunny afternoon aspect with paved patio and gravelled areas surrounded by mature planting. Parking is available on street although it should be noted Wharfedale Grove is a steep road.

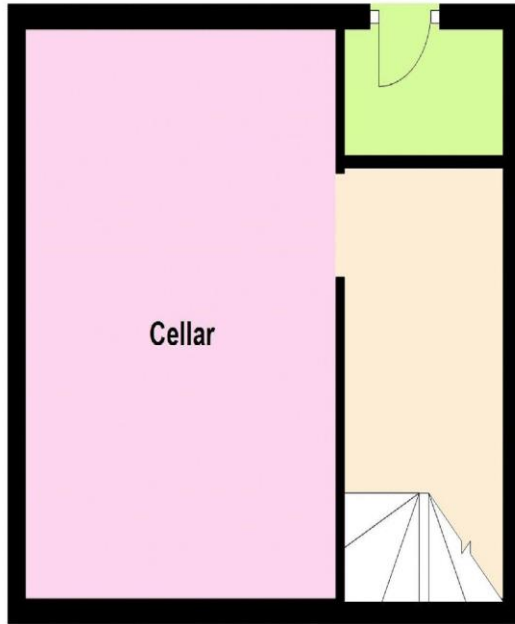
Internal viewing strongly advised to appreciate this ready to move into home.





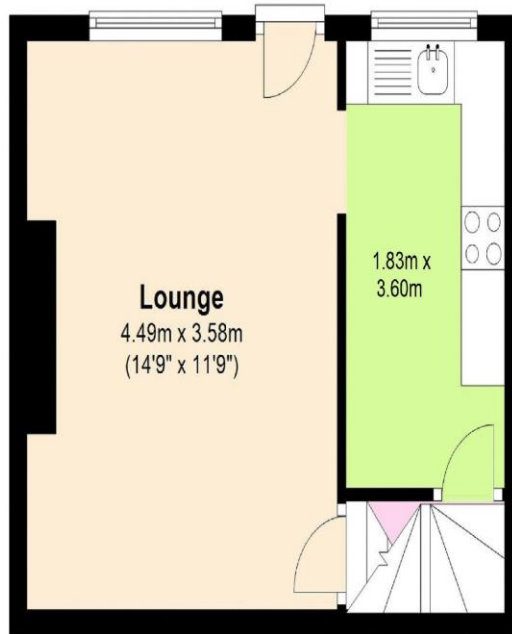
Cellar

Approx. 24.7 sq. metres (266.2 sq. feet)



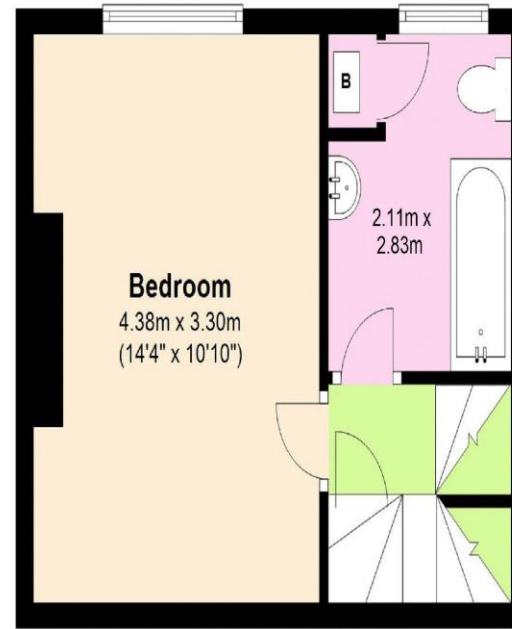
Ground Floor

Approx. 24.9 sq. metres (267.6 sq. feet)



First Floor

Approx. 24.7 sq. metres (266.1 sq. feet)



Attic

Approx. 18.4 sq. metres (198.6 sq. feet)



Total area: approx. 92.8 sq. metres (998.5 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure	Freehold
Council Tax Band	A
Possession	Sold subject to vacant possession
Offer procedure	<p>If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.</p> <p>We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.</p>

Viewings
All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Appliances/Services
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract.
Intending purchasers must rely upon their own inspection of the property.

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