



£285,000 Region



- Much improved family home
- Three bedroomed semi with useful loft room
- Generous enclosed gardens & patio
- Drive, garage & sun room
- Close to schools & amenities
- Modern kitchen with integrated appliances



AN IMMACULATELY PRESENTED AND MAINTAINED THREE BEDROOMED SEMI-DETACHED PROPERTY WITH A USEFUL LOFT ROOM, GENEROUS GARDENS, OFF STREET PARKING AND A GARAGE, SITUATED IN THIS POPULAR AND CONVENIENT RESIDENTIAL LOCATION, CLOSE TO LOCAL SHOPS, SCHOOLS, THE EXTENSIVE SHOPPING, CAFES AND LEISURE AMENITIES ON KIRKSTALL ROAD AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

Internal viewing is strongly advised of this well cared for family home having been significantly improved over the years, with some of the updates including a new gas boiler in 2023, new windows and front door in 2011, new guttering, fascias, soffits and repointing in 2022 and an EV charger point.

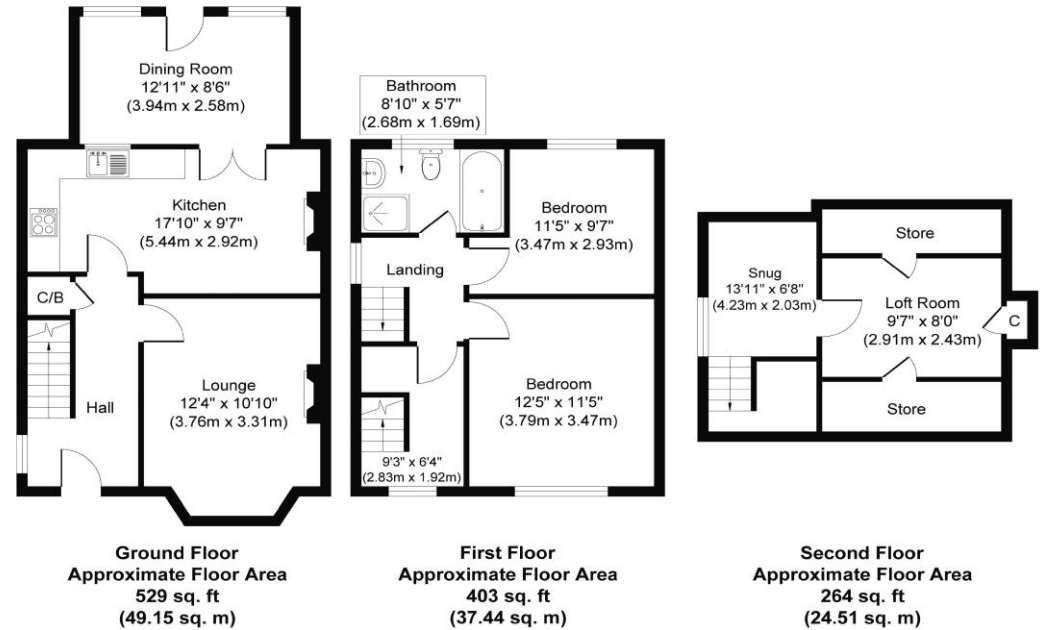
The accommodation comprises an entrance hall, a lounge with recessed ceiling speakers, a modern fitted kitchen with a number of integrated appliances and Corian worktops, built-in display cupboards either side of the chimney breast and an electric fire in a feature fireplace. The kitchen leads to a lovely spacious sun room with access into the rear garden.

Upstairs, there is a modern bathroom w/c with a separate shower enclosure, two double bedrooms and a third bedroom with steps to a very useful loft room, ideal for storage, a home office or occasional bedroom.

Outside, there is a low maintenance drive and front garden, a paved drive leading to a good sized garage which the owners have changed the previous up & over door to UPVC door and window. The rear garden is fully enclosed with a paved patio area, a timber deck, lawn and a detached store, ideal garden tools. A lovely home, great as a first purchase or for a young family.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure	Freehold	Council Tax Band	C	Possession	The property is intended to be vacant possession on completion.
Making an offer	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. We strongly advise taking independent mortgage advice and can recommend an independent mortgage broker along with other property professionals.				
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.				
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 a 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.				

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 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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