



- Characterful period semi-detached
- Four double bedrooms
- Delightful landscaped gardens
- Two reception rooms & fitted kitchen
- No chain, ideal family home
- Close to train station & Headingley



A CHARACTERFUL AND SPACIOUS FOUR BEDROOMED PERIOD SEMI-DETACHED PROPERTY WITH LOVELY LANDSCAPED GARDENS OFFERED WITH NO CHAIN, VERY CONVENIENTLY SITUATED A SHORT WALK TO BURLEY PARK TRAIN STATION, THE CRICKET & RUGBY GROUNDS, THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY, WITH LEEDS CITY CENTRE WITHIN EASY REACH.

This lovely well maintained gas centrally heated and double glazed property would make an ideal family home, briefly comprising an entrance hall, a lounge with bay window, a dining room with exposed varnished floor boards leading to a good sized fitted kitchen. Off the kitchen there is access to a useful basement.

Upstairs, there is a very generous master bedroom with a feature fireplace and exposed stripped floor boards, a good sized second bedroom and a spacious bathroom with a separate shower enclosure and a separate w/c. There must be excellent potential to add a w/c to the bathroom as well as having a separate w/c, subject to any consents. On the top floor, there are two further well portioned bedrooms, the larger of the two having a period fireplace and exposed varnished floorboards.

Outside, there is an attractive front garden and a shared drive to the side of the property leading to a delightful enclosed landscaped rear garden with established planting and a secluded patio area. Internal viewing is strongly recommended of this lovely characterful and spacious home, now ready for buyers to put their own stamp on.







24, Stanmore Road, Burley, LS4 2RU



Total Area: 163.4 m² ... 1759 ft²

Possession	Sold subject to vacant possession
Council Tax Band	D
Tenure	Freehold
Offer procedure	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 a 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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.

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