



- Two bedroomed terrace
- Dining kitchen and spacious lounge
- Close to extensive amenities
- Ideal investment or first home
- Great opportunity to further improve
- No chain, Vacant Possession



A DECEPTIVELY SPACIOUS TWO BEDROOMED TERRACED BACK TO BACK, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO EXTENSIVE SHOPPING AND LEISURE AMENITIES ON KIRKSTALL ROAD AND WITH EASY ACCESS INTO HEADINGLEY AND LEEDS CITY CENTRE.

The gas centrally heated and UPVC double glazed accommodation comprises a good sized lounge, a lower ground floor dining kitchen which offers excellent potential to perhaps create one large lighter dining kitchen by removing the partition wall, a double bedroom on the first floor and a further bedroom and bathroom w/c on the top floor.

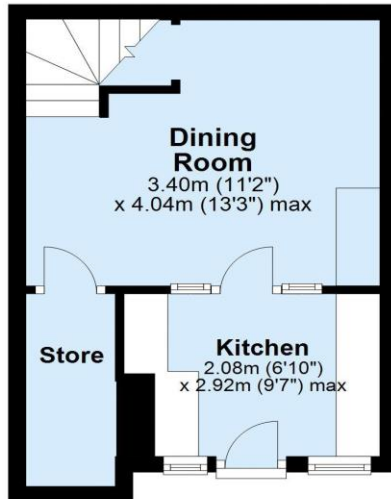
Externally there is a small front garden with access to both the front door and the dining kitchen. There is ample on street parking.





Lower Ground Floor

Approx. 23.6 sq. metres (253.5 sq. feet)



Ground Floor

Approx. 20.7 sq. metres (223.2 sq. feet)



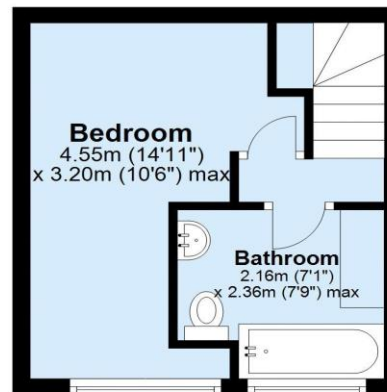
First Floor

Approx. 18.5 sq. metres (199.5 sq. feet)



Second Floor

Approx. 18.4 sq. metres (198.4 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

A

Possession

Vacant possession on completion

AML

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 and we will carry out an electronic identity check. We may also need to request photographic identification and/or proof of address.

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		83 B
69-80	C		
55-68	D	62 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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