



- **NEWLY REFURBISHED - A MUST SEE!**
- **Three Bedroomed Town House**
- **Popular Residential Area on Cul-De-Sac**
- **Perfect First Home or Ideal for Small Families**
- **New Kitchen, bathroom, carpets & decoration**
- **Gas Central Heating & UPVC Double**



A NEWLY REFURBISHED 3X BEDROOMED TOWN HOUSE, SITUATED ON A LOVELY LEAFY CUL-DE-SAC, WITHIN EASY REACH OF LOCAL SHOPS, AMENITIES & SCHOOLS AND CLOSE TO THE OUTER RING ROADS & CITY CENTRE, IDEAL FOR THOSE LOOKING FOR A MUCH IMPROVED, READY TO MOVE INTO ACCOMODATION!

The impressive refurbishment includes a contemporary fitted kitchen, a beautiful fully tiled shower room and wc, carpeted and neutrally redecorated throughout. The gardens currently offer a low maintained paved rear yard, with further potential to create an enclosed garden for extra privacy and the front garden has been attractively landscaped. We believe the property offers buyers an excellent opportunity to further improve cosmetically to their own tastes!

The property is being sold with no onward chain and immediate vacant possession, enhancing the efficiency of a purchase. Additional features include, upvc double glazed and gas centrally heated.

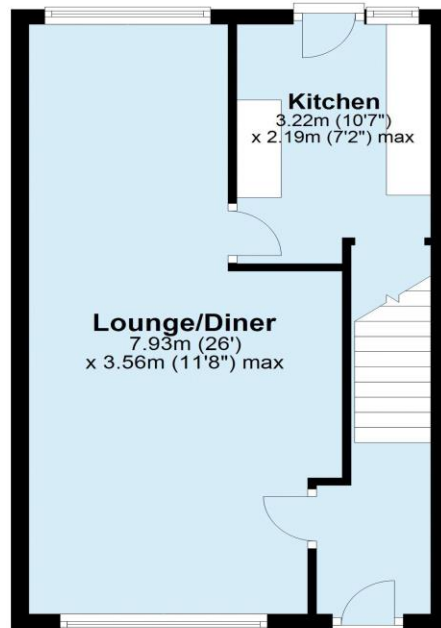
A great home, base or investment, tucked away on a pleasant no through road, at the head of a small cul-de-sac, just off Spen Lane, yet well positioned for good access to many local services. Viewing Highly recommended!





Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)

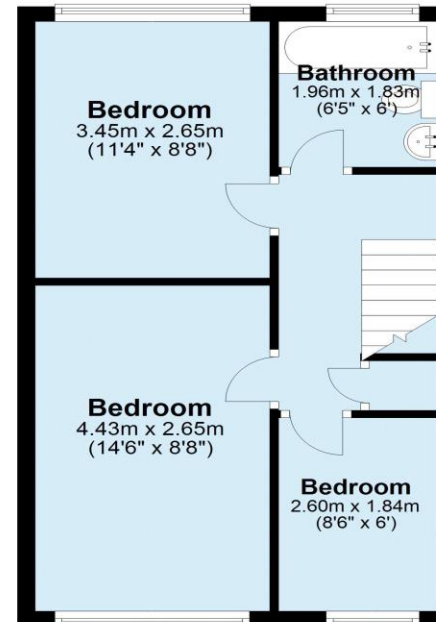


Kitchen
3.22m (10'7")
x 2.19m (7'2") max

Lounge/Diner
7.93m (26')
x 3.56m (11'8") max

First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Bedroom
3.45m x 2.65m
(11'4" x 8'8")

Bathroom
1.96m x 1.83m
(6'5" x 6')

Bedroom
4.43m x 2.65m
(14'6" x 8'8")

Bedroom
2.60m x 1.84m
(8'6" x 6')

Total area: approx. 72.3 sq. metres (778.7 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	B
Possession	Sold subject to vacant possession
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.
Houses in Multiple Occupation (HMO)	<i>This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the Leeds City Council website for more information.</i>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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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