



- MUST VIEW INTERNALLY
- 2 BED BACK TO BACK
- VERY SMART CHARACTERFUL INTERIOR
- NEW KITCHEN & MODERN BATHROOM
- IDEAL FIRST HOME
- ELEVATED TERRACE WITH PAVED PATIO



**MUST VIEW PROPERTY! CHARACTERFUL AND VERY WELL PRESENTED,
ELEVATED TWO BED TERRACE WITH CONTEMPORARY INTERIOR.**

Tastefully presented, stylish **TWO BEDROOMED TERRACE WITH A LOVELY INTERIOR, renovated by the current owners**, boasting charm and character with a quality modern finish! The accommodation in brief comprises; a large lounge with polished floorboards, bay window and a feature fireplace and surround, a **recently fitted stunning contemporary matt grey kitchen** with marble-vein effect Quartz worksurfaces and a built in oven and hob! There is also a useful storage room off. A very light and spacious master bedroom with original polished floor boards, a contemporary white bathroom suite with shower over bath and a second bedroom/study! Additional features include, gas central heating and UPVC double glazing and a composite front door. To the front the property also benefits from a **paved 'Indian' stone patio providing valuable private sitting out space!**





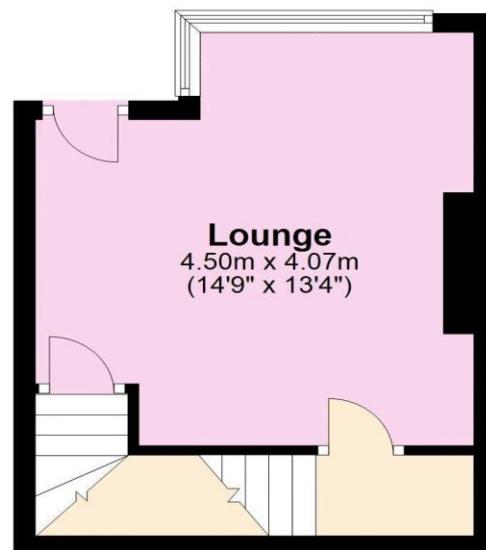
Lower Ground Floor

Approx. 21.2 sq. metres (228.2 sq. feet)



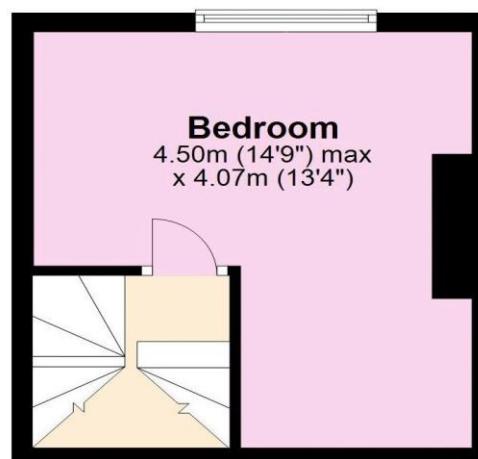
Ground Floor

Approx. 20.5 sq. metres (221.2 sq. feet)



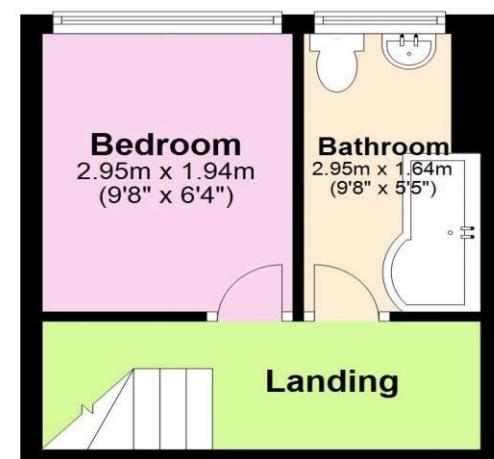
First Floor

Approx. 17.0 sq. metres (182.8 sq. feet)



Attic

Approx. 16.8 sq. metres (181.0 sq. feet)



Total area: approx. 75.5 sq. metres (813.2 sq. feet)

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

LOCATION

Travelling from the city on Kirkstall Road, Argie Road is on the right after the Vue Cinema Complex.

Council Tax Band A

TENURE Freehold.

POSSESSION Vacant possession upon completion.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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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