



- Very Well Presented End Town House
- Ideal First Home/Investment
- Ready to Move into Accommodation
- Gardens & Off Street Parking
- Gas & Central Heating & Upvc D/Glazing
- Highly Convenient for Uni, City & Headingley

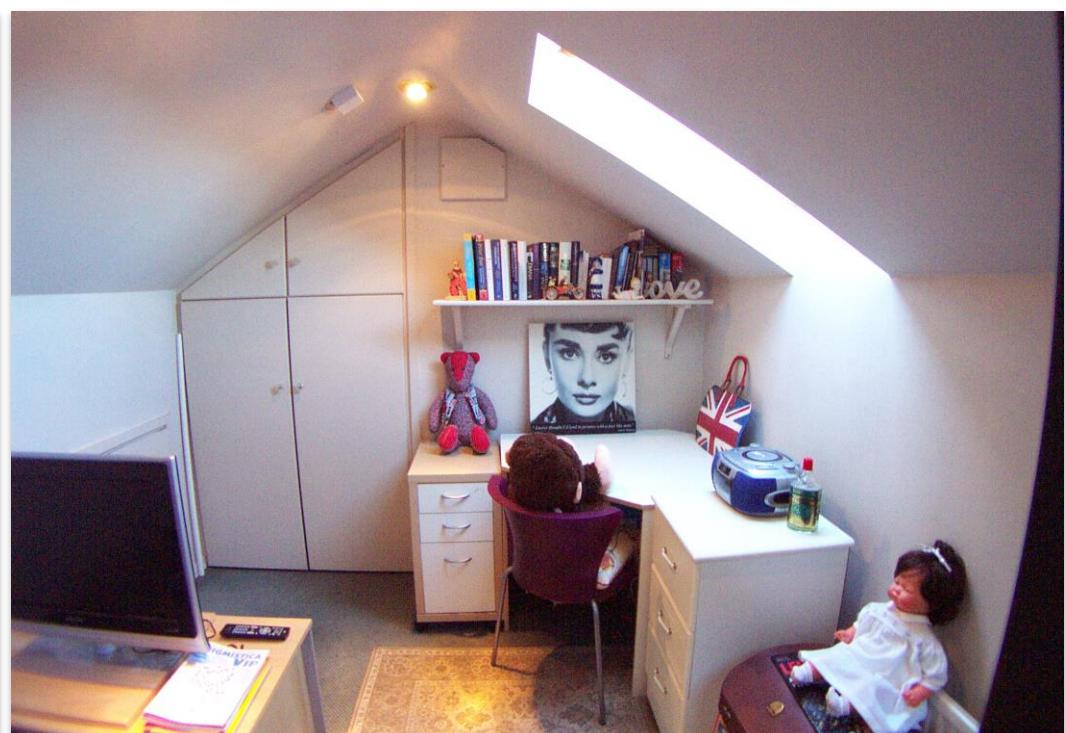


**A LOVELY LIGHT & AIRY, MODERN END TOWN HOUSE PROVIDING TWO GOOD SIZED BEDROOMS PLUS USEFUL CONVERTED LOFT, SITUATED IN THIS VERY CONVENIENT LOCATION, ON THE DOOR STEP OF LOCAL SHOPS & BUS STOP, WITHIN EASY REACH OF THE MAIN UNIVERSITY CAMPUS, LEEDS CITY CENTRE AND ONTO THE MAJOR ROAD NETWORKS.**

An ideal first home, investment or for parental buyers for their son/daughter, this spacious gas centrally heated & UPVC double glazed home comprises an entrance hall, lounge, dining kitchen with fully fitted contemporary kitchen. Two upstairs double bedrooms, the master having fitted wardrobes and a good sized modern fully tiled bathroom & w/c. A particular feature is a converted loft accessed by ladders and benefitting from an extra room for storage or Study/occasional room with two skylight windows and additional eves space. Externally the property enjoys a sunny aspect with off street parking for two cars and a very well maintained enclosed rear garden with patio and laid to gravel, also enjoying the afternoon sun for sitting out! Internal viewing is essential to fully appreciate this deceptively spacious lovely, well cared for home.

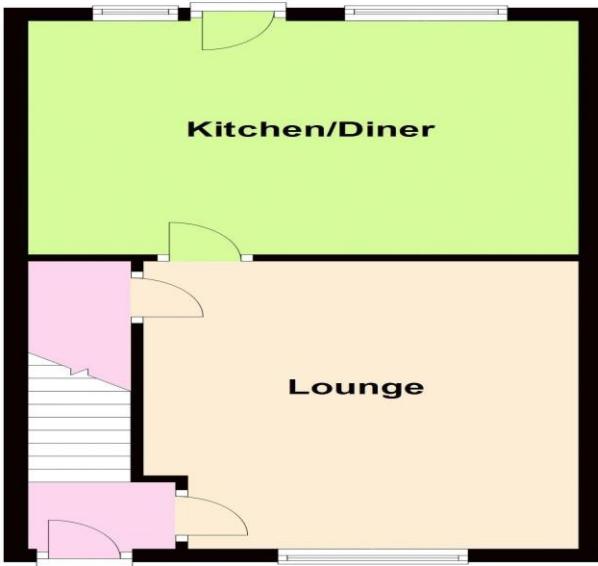
**Being sold with no ONWARD CHAIN and some contents available by separate negotiation, keeping buyers setting up costs to a minimum!**





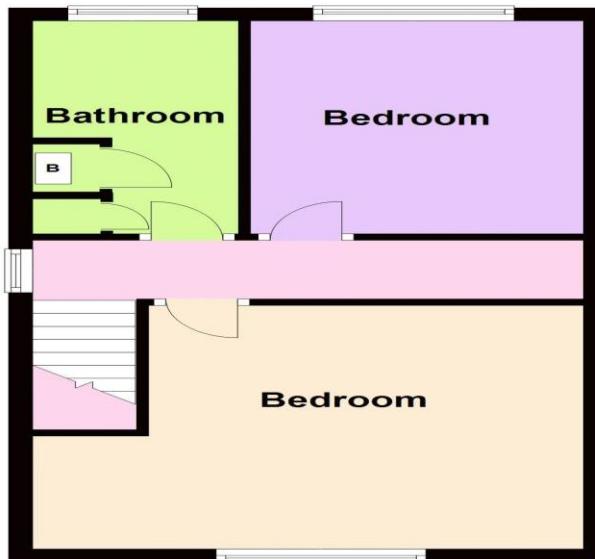
## Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



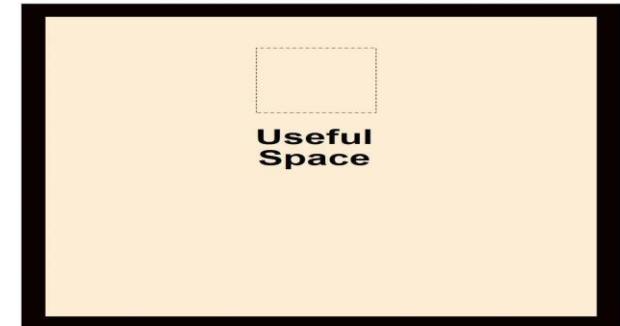
## First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



## Attic

Approx. 21.3 sq. metres (229.8 sq. feet)



**Total area: approx. 96.6 sq. metres (1039.9 sq. feet)**

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

### Tenure

Freehold

### Council Tax Band

A

### Possession

Vacant possession on 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.

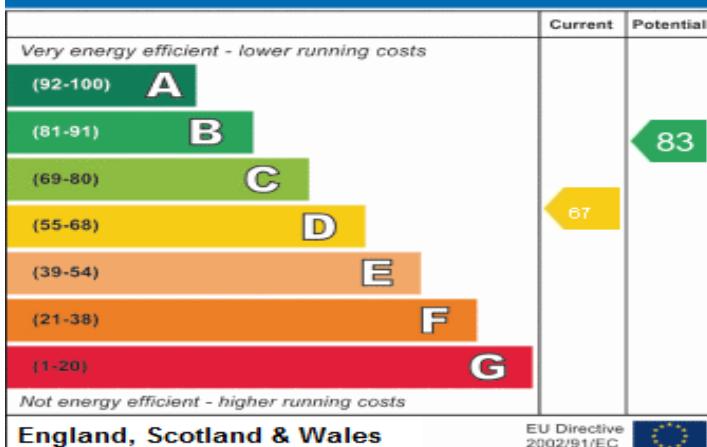
### Appliances/Services

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.

### Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

## Energy Efficiency Rating



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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