

# Castlehill

Estate & Letting Agents

3 Wetherby Place, Leeds  
LS4 2JG



£199,950 Region



- Characterful terrace
- Two double bedrooms
- No chain, ideal first home or investment
- Close to shopping & leisure amenities
- Easy access into Leeds
- Spacious bathroom with separate shower



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 [enquiries@castlehill.co.uk](mailto:enquiries@castlehill.co.uk) [www.castlehill.co.uk](http://www.castlehill.co.uk)

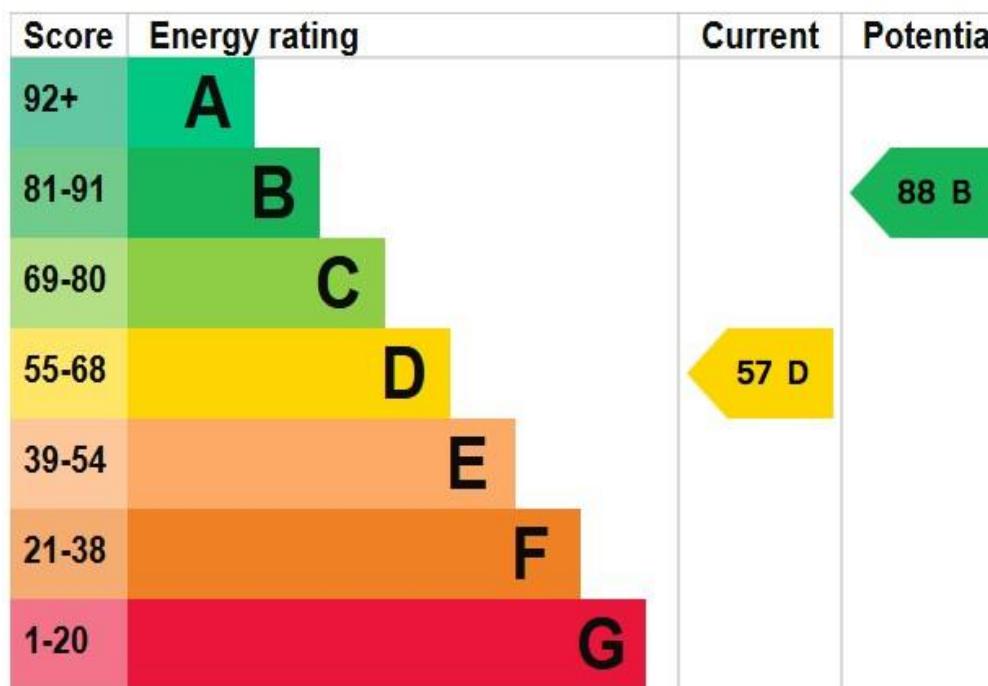
Your Sales  
and Lettings  
Specialist in  
North Leeds

**A WELL PRESENTED AND SPACIOUS TWO BEDROOMED MID TERRACE, IDEAL AS A FIRST HOME, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO LOCAL SHOPS, TRAIN STATION, THE EXTENSIVE SHOPPING AND LEISURE AMENITIES ON KIRKSTALL ROAD AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.**

Offered with no chain and immediate vacant possession, this characterful gas centrally heated and double glazed property would make an ideal first home or investment, briefly comprising a lounge with exposed varnished floorboards & fireplace, a fitted kitchen, a useful basement, a double bedroom and a spacious bathroom w/c with a separate shower enclosure on the first floor and a generous second bedroom on the top floor with double glazed velux, offering potential to extend the room into the eves if required.

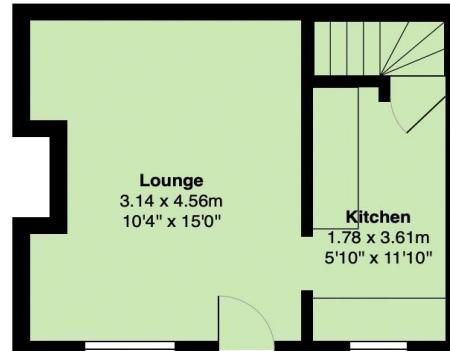
Outside, there is a low maintenance garden to the front and ample on street parking.



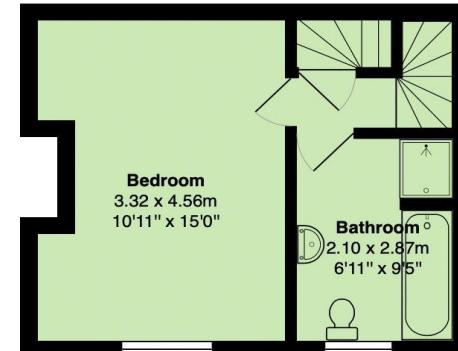


|                            |   |
|----------------------------|---|
| <b>Tenure</b>              | Freehold  |
| <b>Council Tax Band</b>    | A   |
| <b>Possession</b>          | Sold subject to vacant possession   |
| <b>Point to note:</b>      | There is an electrical certificate dated 24th December 2022. A new boiler was installed in November 2024 and there is a gas safety record dated 31st October 2025.  |
| <b>Offer procedure</b>     | <p>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.</p> <p>We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.</p> |
| <b>Viewings</b>            | All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.   |
| <b>Appliances/Services</b> | 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.   |

3, Wetherby Place, Burley, LS4 2JG



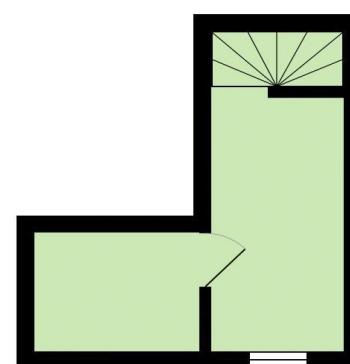
Ground Floor



1st Floor



2nd Floor



Basement

Total Area: 76.8 m<sup>2</sup> ... 827 ft<sup>2</sup>

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.