

castlehill

Estate Agents

8 Cross Cliff Road Leeds
LS6 2DR

£225,000 Region



- Wonderful character terrace
- Beautifully presented
- Two good sized bedrooms
- Delightful courtyard garden
- Close to amenities, city & universities
- Unique individual & charming home



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk



Your Sales
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North Leeds

A WONDERFUL CHARACTERFUL TWO BEDROOMED TERRACE DATING BACK TO THE TURN OF THE LAST CENTURY, SITUATED IN ONE OF HEADINGLEY'S LEAFY CONSERVATION AREAS, IN A VERY CONVENIENT POSITION, JUST A SHORT WALK TO LOCAL SHOPS, BARS AND CAFES, THE LOVELY OPEN SPACES OF HYDE PARK AND WITH THE UNIVERISITES & CITY CENTRE JUST BEYOND. THERE IS ALSO A SCENIC FOOTPATH ALONG THE MEANWOOD VALLEY TRAIL TO HEADINGLEY AND MEANWOOD, EXTENDING ALL THE WAY TO GOLDEN ACRE PARK.

Internal viewing is strongly recommended of this charming individual home, providing deceptively spacious & tastefully presented gas centrally heated accommodation, ideally suited to a professional person or couple, briefly comprising a modern fitted kitchen with a useful under stairs pantry, a cosy lounge & dining area with period fireplace with tiled inset & hearth and access onto the lovely courtyard garden. Upstairs is accessed by an open staircase off the kitchen offering two good sized bedrooms and a bathroom w/c with traditional white suite and a shower over the bath. The property is street lined to the front with a delightful paved courtyard style rear garden with attractive well stocked raised borders & hedging. We understand there is a right of way over the neighbouring garden for external access.

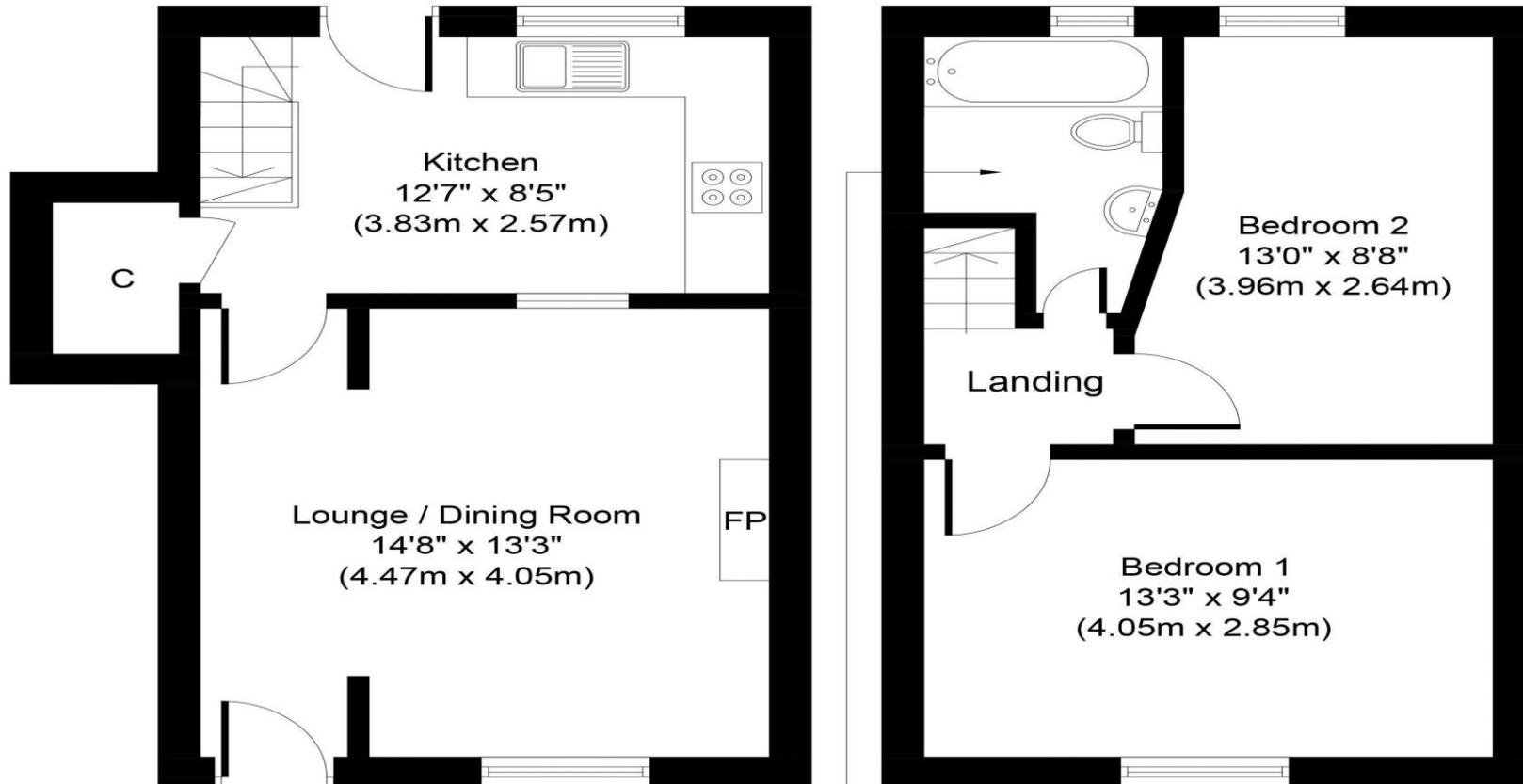
Viewing essential to appreciate this beautifully presented and unique home!











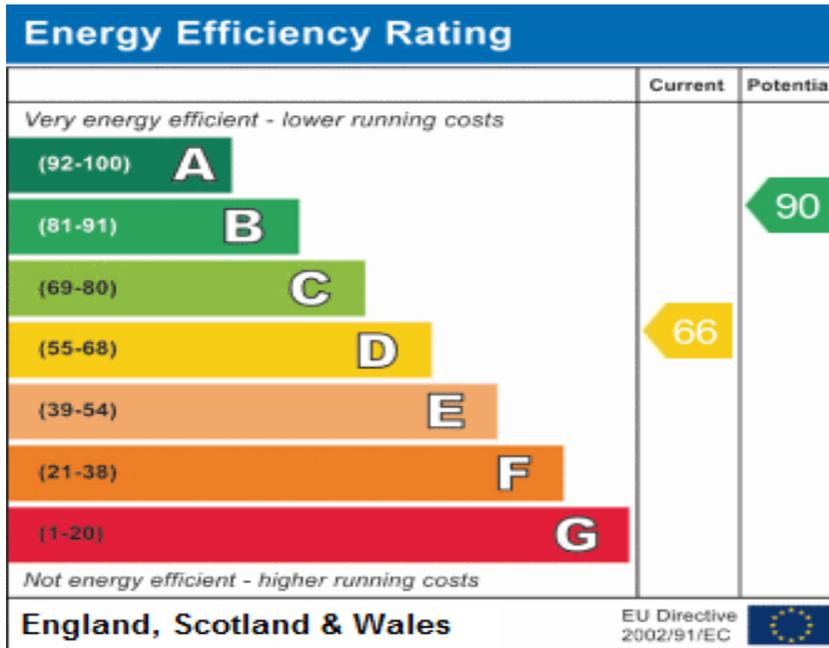
Ground Floor
Approximate Floor Area
328 Sq. ft.
(30.5 Sq. m.)

Bathroom
8'10" x 5'11"
(2.69m x 1.81m)

First Floor
Approximate Floor Area
312 Sq. ft.
(29.0 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE

Freehold

Council Tax Band

B

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.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.



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