

Castlehill

Estate & Letting Agents

10 Grove Gardens, Leeds
LS6 4EG

£360,000 Region



- Character period terrace
- Four bedrooms & two shower rooms w/c's
- Lovely well presented accommodation
- Close to Headingley & Meanwood
- No chain, ideal first or family home
- Two reception rooms



A WONDERFUL, VERY WELL PRESENTED FOUR BEDROOMED CHARACTER PERIOD TERRACE, OFFERED WITH NO CHAIN, SITUATED IN THIS SOUGHT-AFTER LOCATION, CLOSE TO BOTH THE EXTENSIVE AMENITIES IN HEADINGLEY AND MEANWOOD, ON THE DOORSTEP OF THE MEANWOOD VALLEY TRAIL AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

The stylish and spacious gas centrally heated and UPVC double glazed accommodation comprises an entrance hall, dining room, a generously proportioned lounge with potential office/snug space, a lower ground floor modern fitted dining kitchen and utility area, two good sized bedrooms on the first floor with two shower room w/c's and two more bedrooms on the top floor.

Outside, there is a small garden to the front and a yard to the rear. There is ample on street parking.

Previously run as a successful rental property, now perhaps more suited to private occupation, ideal as a first home or a young family with a number local schools and amenities very close by.

Internal viewing strongly advised.







Total Area: 138.5 m² ... 1491 ft²

Tenure Freehold
Council Tax Band D
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)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](https://www.leeds.gov.uk/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 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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