



- 3 X Large Bedrooms
- Elevated Back to Back Home
- 2 x Bathrooms/Shower Room & wc's
- NO CHAIN
- Ideal Home or Professional Rental
- Popular & Very Convenient Location!



A CHARACTERFUL AND ELEVATED MID-TERRACE, providing spacious and WELL PRESENTED ACCOMMODATION OVER FOUR FLOORS with THREE LARGE BEDROOMS.

Highly convenient location close to Burley Park train station and only a short distance to Headingley, Hyde Park, Universities and the city Centre. Ideal home for first time buyers or parents buying for son/ daughter with some contents available by separate negotiation keeping potential setting up costs to a minimum. Offered with no chain and immediate vacant possession further enhancing the sale!

The accommodation in brief comprises a kitchen and lounge with bay window on the ground floor, on the lower ground floor there is a lovely shower room en-suite double bedroom with it's own external access. A first floor double bedroom and a modern house bathroom/wc and a further good sized bedroom to the second floor with useful storage built in to the eaves. Externally, there is a small front garden for sitting out, enjoying a sunny afternoon aspect.

A SPACIOUS HOME, WE URGE EARLY INTERNAL INSPECTION!!

Additional features includes, gas central heating and double glazed timber windows.

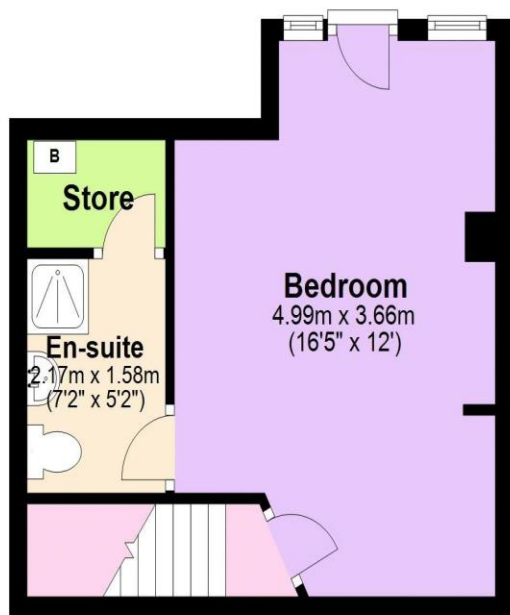
Point to note - The property does not have C4 use.





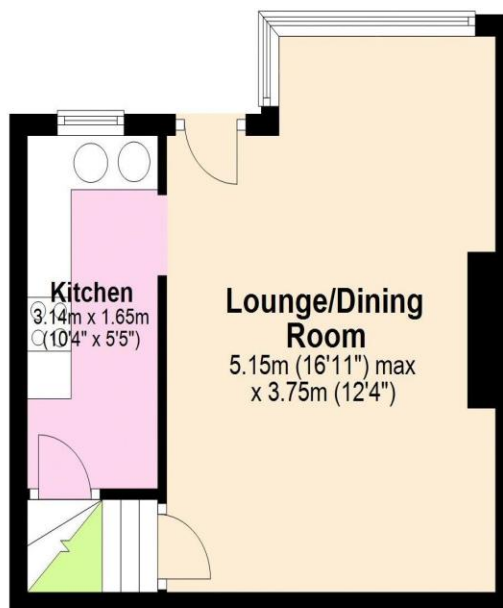
Lower Ground Floor

Approx. 24.9 sq. metres (267.7 sq. feet)



Ground Floor

Approx. 25.2 sq. metres (271.0 sq. feet)



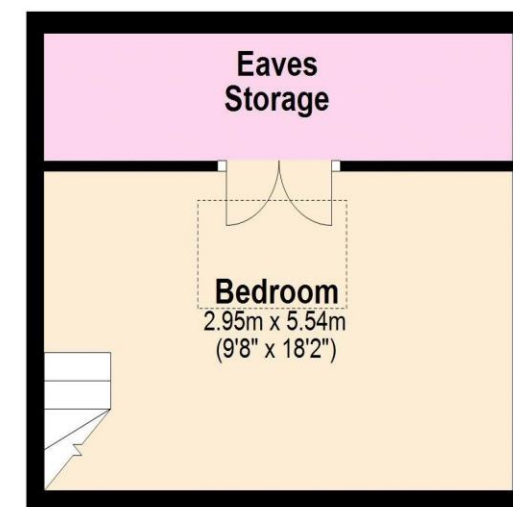
First Floor

Approx. 22.3 sq. metres (239.7 sq. feet)



Attic

Approx. 23.2 sq. metres (249.6 sq. feet)



Total area: approx. 95.5 sq. metres (1028.1 sq. feet)

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

LOCATION

Travelling from Headingley on St Michaels Lane, cross over Cardigan Road and continue along to the traffic light. Travel over the bridge and turn left onto Beechwood Crescent, Beechwood Mount is on the right.

Council Tax Band

A

TENURE

Freehold

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.

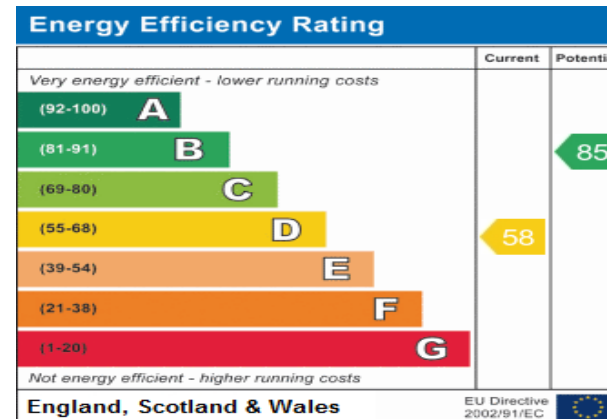
We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

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.



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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