



- Attractive three bedroom semi
- Gardens, drive & garage
- Very close to train station & Headingley
- Ideal first home or family purchase
- No chain, vacant possession
- Cul-de-sac location





**AN ATTRACTIVE THREE BEDROOMED SEMI-DETACHED PROPERTY WITH GARDENS, DRIVE AND GARAGE, SITUATED IN THIS CUL-DE SAC POSITION, VERY CONVENIENTLY LOCATED A FEW MINUTES WALK TO BURLEY PARK TRAIN STATION, SHOPS, CRICKET & RUGBY GROUNDS AND THE EXTENSIVE AMENITIES IN HEADINGLEY.**

The property has been run as a successful residential rental for many years but is now offered with vacant possession, so can be purchased for further investment purposes or as a family/private home. In brief, the accommodation comprises an entrance hall, a lounge with bay window, a modern kitchen and a dining room, currently being used as a bedroom. The kitchen and dining room must offer great potential to combine into one room providing a more modern open plan dining kitchen, subject to any relevant consents.

Upstairs, there are two double bedrooms, a smaller bedroom and a bathroom w/c.

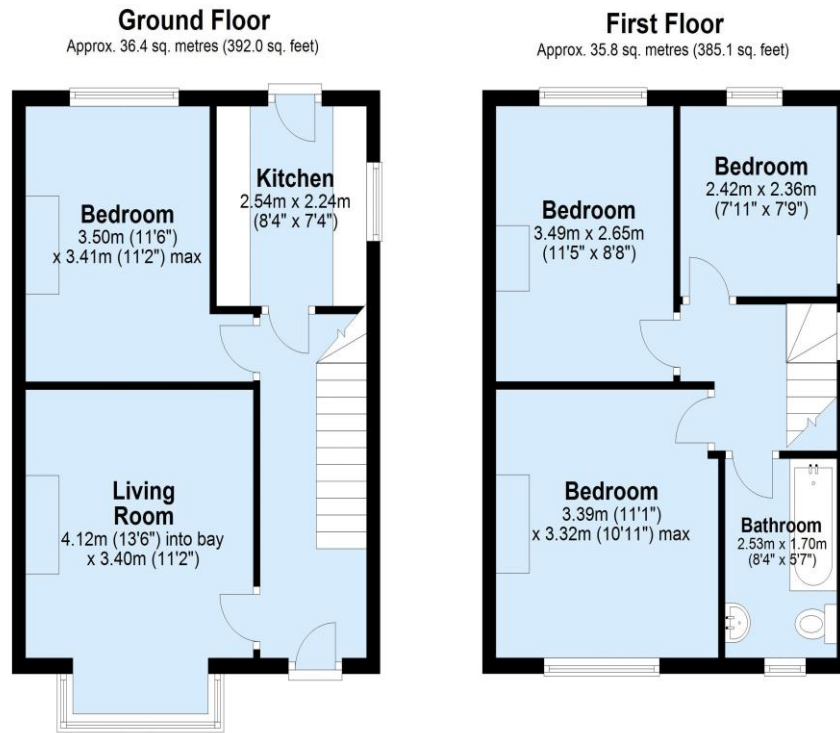
Externally, there is a garden to the front, a narrow drive leading to a detached single garage and a lovely lawned rear garden. An ideal purchase for first time buyers or a family in a popular and very convenient location.











Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

#### Tenure

Freehold

#### Council Tax Band

C

#### Possession

Subject to tenancy

#### Point to note

Photos taken pre tenancy

#### 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		86 B
69-80	C		
55-68	D	68 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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