



£225,000 Region



- Characterful terrace with garden
- Two double bedrooms
- Prime central Headingley location
- Lounge with solid fuel stove
- Attractive views from top floor bedroom
- Walking distance to extensive amenities



**A LOVELY CHARACTERFUL TWO BEDROOMED MID TERRACE WITH AN ATTRACTIVE FRONT GARDEN SITUATED IN THIS PRIME CENTRAL HEADINGLEY LOCATION, A SHORT WALK TO THE OPEN SPACES OF BECKETT'S PARK, THE CRICKET & RUGBY GROUNDS, THE EXTENSIVE SHOPS, BARS AND RESTUARANTS AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.**

The tastefully presented and well maintained gas centrally heated and double glazed accommodation is ideal as a first home, very conveniently placed for extensive local amenities and transport links, briefly comprising a lounge with a solid fuel stove recessed into the chimney breast, a bay window, wood laminate flooring and a ceiling coving, a modern fitted galley style kitchen with access to a useful basement.

Upstairs, there is a large double bedroom with a period fireplace and exposed floorboards and a spacious bathroom w/c with shower over bath. On the top floor, there is a useful landing area, great for storage and another good sized double bedroom with exposed floorboards and a large dormer window enjoying long distance views.

Outside, there is an attractive enclosed front garden with paving and planted borders enjoying a sunny afternoon aspect. Ample parking is available on street. Internal viewing advised of this charming and characterful home.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold  
**Possession** Sold subject to vacant possession  
**Council Tax Band** B

#### Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

#### Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend a mortgage broker along with other property professionals.

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer.

On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

#### 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.

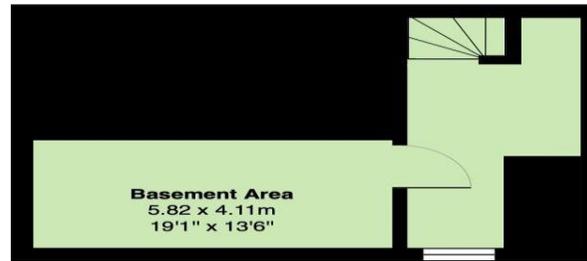
#### Management Clause

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.

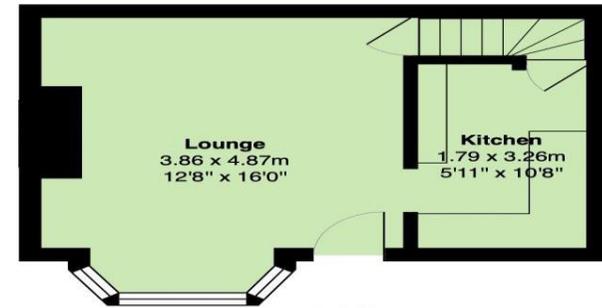
#### House in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](#) website for more information.

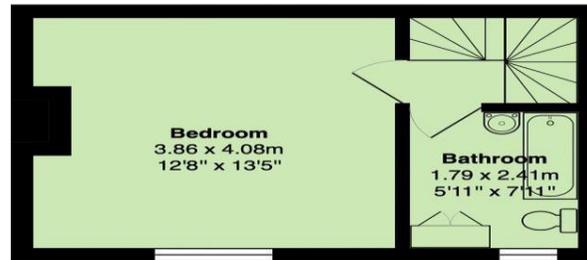
8, Grimthorpe Street, Headingley, LS6 3JU



Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 84.8 m<sup>2</sup> ... 913 ft<sup>2</sup>

#### Rent Reform Act

The Rent Reform Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

#### Disclaimer

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These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain.

These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property

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