



- Characterful double fronted terrace
- Two double bedrooms
- Two reception rooms
- Sunny courtyard rear garden
- Close to Headingley & train station
- No chain, great first home





**A WONDERFULLY CHARACTERFUL TWO BEDROOMED DOUBLE FRONTED TERRACE WITH TWO RECEPTION ROOMS AND A SUN TRAP REAR ENCLOSED COURTYARD, SITUATED ON A COBBLED STREET IN THIS SOUGHT-AFTER LEAFY LOCATION IN THE POPULAR CARDIGAN TRIANGLE, A SHORT WALK TO HEADINGLEY'S EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS, BURLEY PARK TRAIN STATION AND WITHIN EASY REACH OF LEEDS CITY CENTRE.**

Offered with no chain and immediate vacant possession, this charming property would benefit from general updating, but offers lots of potential to create a wonderful characterful home. The gas centrally heated and mostly double glazed accommodation comprises an entrance hall and two reception rooms, the lounge having stripped varnished floorboards and a solid fuel stove recessed into the chimney breast, a dining room also with stripped varnished floorboards and a kitchen with a tiled floor. Upstairs, there are two good sized double bedrooms and a bathroom w/c.

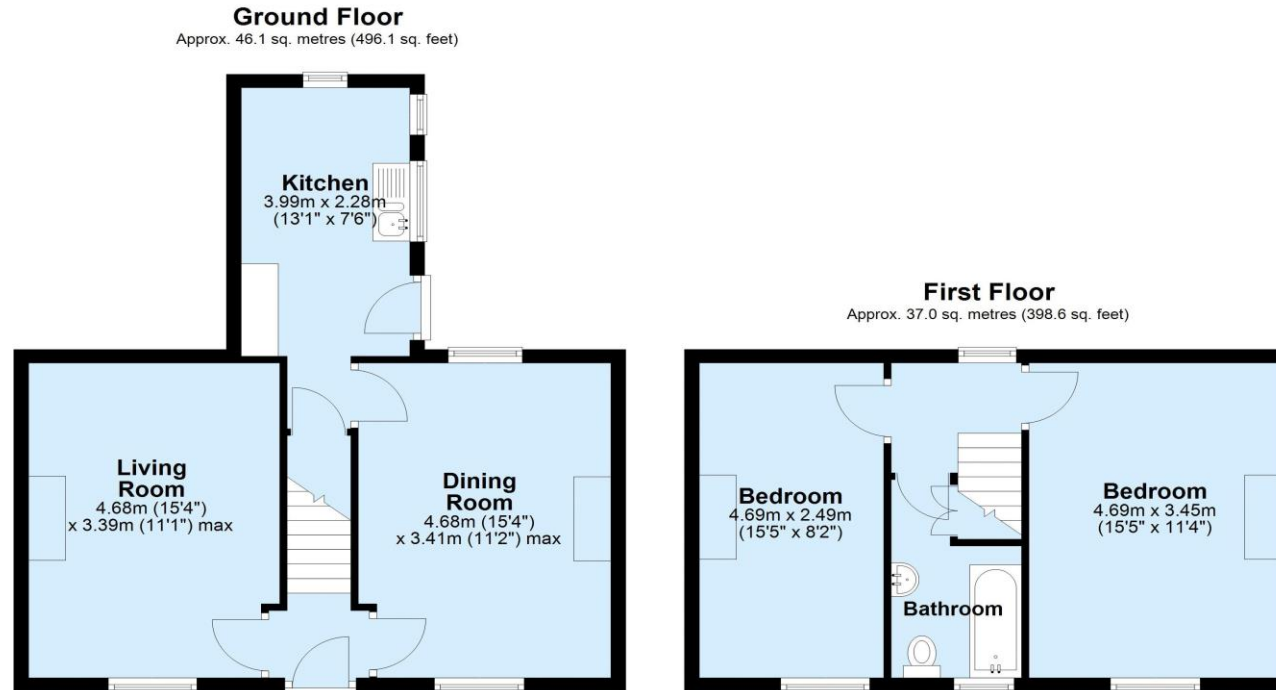
Outside, there is a lovely well stocked garden to the front and an enclosed courtyard style garden to the rear with a brick store, enjoying a sunny Southerly aspect. Internal inspection strongly advised to appreciate this lovely home with lots of potential, ideal as a first home.











Total area: approx. 83.1 sq. metres (894.7 sq. feet)

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

#### 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](http://www.leeds.gov.uk) website for more information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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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