



- Three bedroomed semi-detached
- Prime central Headingley location
- Walking distance to extensive amenities
- Modernisation required, ideal project
- Easy manageable gardens and drive
- Lots of potential!



A THREE BEDROOMED SEMI-DETACHED PROPERTY NOW IN NEED OF GENERAL MODERNISATION, SITUATED IN THIS VERY CONVENIENT LOCATION IN CENTRAL HEADINGLEY, JUST A FEW MINUTES WALK TO THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS WITH EASY ACCESS INTO LEEDS CITY CENTRE.

Offered with no chain, this must be a great opportunity for buyers wishing to improve a property to their own tastes and standards. The gas centrally heated and UPVC double glazed accommodation briefly comprises an entrance hall, lounge, dining room and kitchen to the ground floor with the kitchen and dining room offering scope to make into a perhaps more attractive open plan dining kitchen, subject to relevant consents. Upstairs, there are two double bedrooms each with built-in cupboards, a third smaller bedroom, a bathroom and a separate w/c.

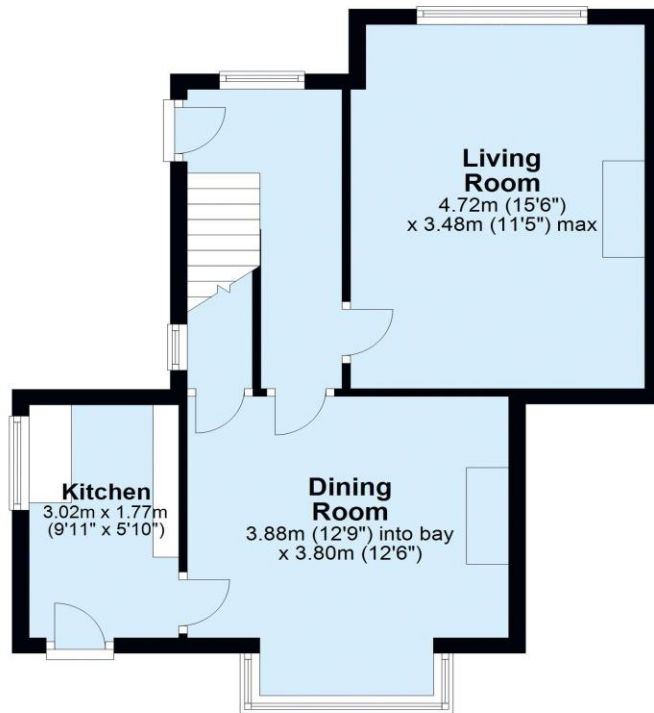
Outside, as the property is at the head of the crescent, there is easy access to both the front and back of the property with a small low maintenance garden to the front and a large paved drive and enclosed garden with lawn to the rear. Internal viewing recommended to appreciate the full potential and scope to make this property into a lovely first or family home.





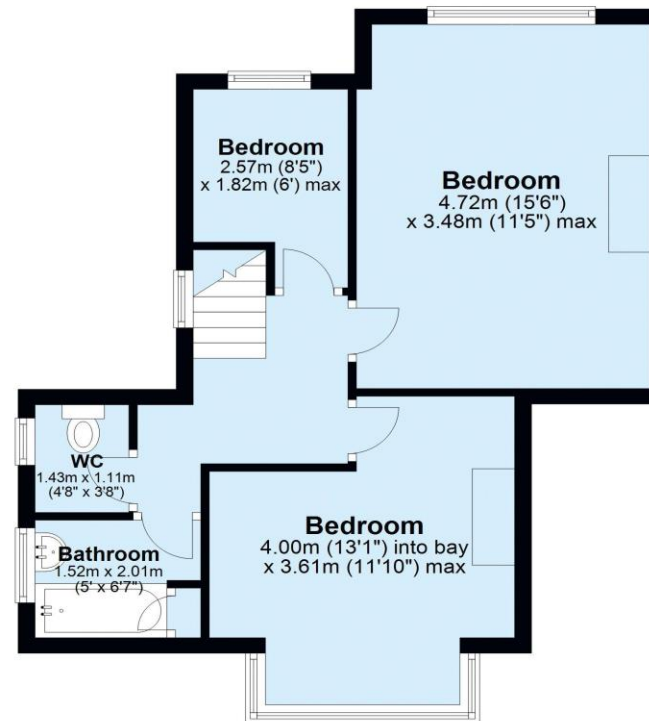
Ground Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 85.2 sq. metres (916.9 sq. feet)

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

Vacant upon 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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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