

Castlehill

Estate & Letting Agents

44 Harold Street, Leeds
LS6 1PL



£189,950 Region

- Well presented mid terrace
- Fully refurbished
- Two bedrooms, two bath/shower rooms
- No chain, ideal first home or investment
- Close to amenities
- Newly fitted kitchen & bath/shower rooms



A VERY WELL PRESENTED FULLY REFURBISHED TWO BEDROOM, TWO BATH/SOWER ROOM MID TERRACE SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, LOCAL SHOPS, THE HYDE PARK PICTUREHOUSE AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

Offered with no chain, ideal as a first home or for investment, the well planned accommodation comprises a spacious lounge, a modern fitted galley kitchen, a basement, a double bedroom and a generously sized bathroom w/c on the first floor and a further bedroom and shower room w/c on the second floor.

Externally the property is street lined with ample on street parking.

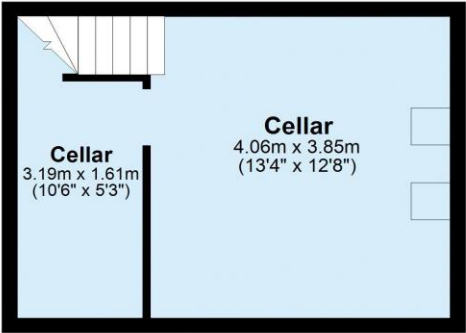
Internal viewing strongly recommended of this ready to move into home or market for letting, with potential to rent for over £14,000 p/a!





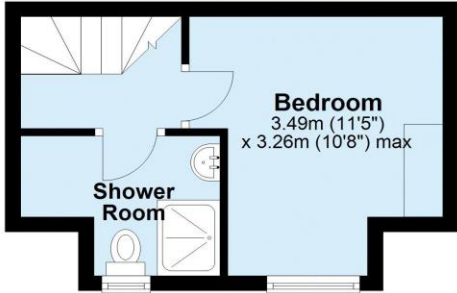
Lower Ground Floor

Approx. 22.6 sq. metres (242.9 sq. feet)



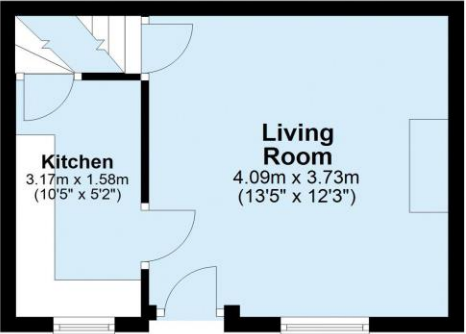
Second Floor

Approx. 19.0 sq. metres (204.3 sq. feet)



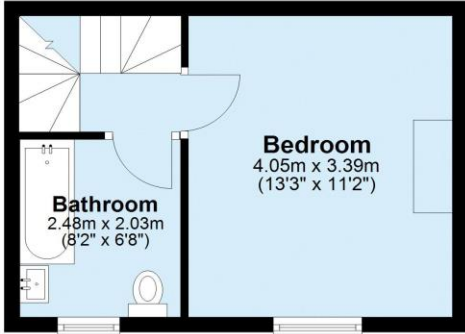
Ground Floor

Approx. 21.8 sq. metres (234.6 sq. feet)



First Floor

Approx. 22.6 sq. metres (243.5 sq. feet)



Total area: approx. 86.0 sq. metres (925.3 sq. feet)

Possession

Sold as vacant upon possession

Council Tax Band

A

Tenure

Freehold

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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	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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