



- Looking for a Project?
- Three Bedroomed Detached Property
- Generous Gardens & Detached Garage
- No Chain & Immediate Vacant Possession
- Modernisation Required
- Easy walking distance to Headingley



A THREE BEDROOMED DETACHED PROPERTY SITUATED IN THIS POPULAR AND VERY CONVENIENT RESIDENTIAL LOCATION, CLOSE TO LOCAL SCHOOLS, WITH EXTENSIVE AMENITIES IN HEADINGLEY ONLY A SHORT WALK AWAY AND THE UNIVERSITIES AND CITY CENTRE ALL WITHIN EASY REACH.

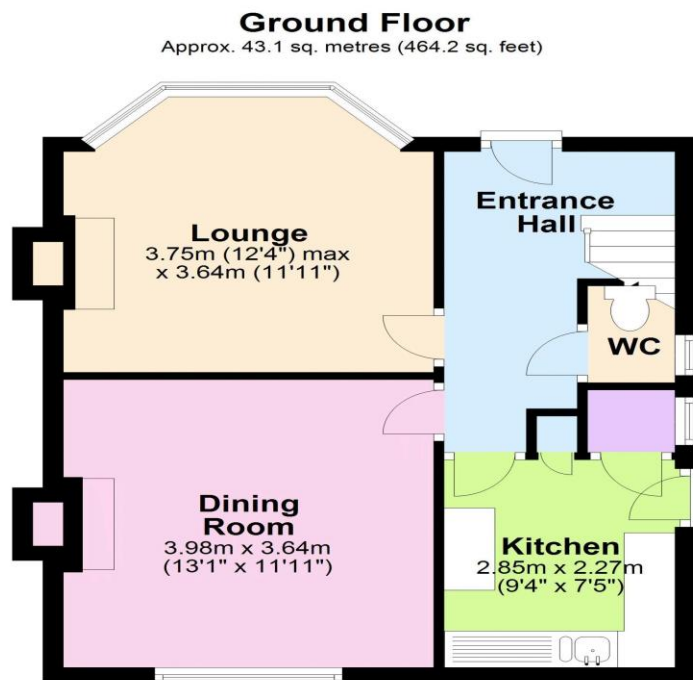
Now in need of significant modernisation, this spacious three bedroomed property stands within very generous gardens and is offered with no chain, a great opportunity for a range of buyers, in particular, private buyers looking for a larger family home to alter & improve to their own requirements and specifications. Briefly comprising an entrance hall, a lounge, separate dining room, kitchen and a downstairs w/c, three first floor bedrooms, a house bathroom and separate w/c. Externally, there are gardens to the sides and a lovely larger than average front garden with a stone wall boundary and a single detached garage.

Excellent potential both internally and externally - early viewing advised!

Note to buyers: the sale is subject to the Grant of probate.







Total area: approx. 86.4 sq. metres (930.2 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

D

Possession

Vacant possession on 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.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	14	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk



Your Sales
and Lettings
Specialist in
North Leeds