



£180,000 Region



- Characterful mid terrace
- Two double bedrooms
- Bedrooms have open views over allotments
- No chain, ideal first home or investment
- Close to shops & train station
- Deceptively spacious accommodation



**A DECEPTIVELY SPACIOUS CHARACTERFUL TWO BEDROOMED MID TERRACE WITH ATTRACTIVE OPEN VIEWS OVER ALLOTMENTS FROM EACH OF THE BEDROOMS, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, THE CRICKET & RUGBY GROUNDS AND WITHIN EASY REACH OF HEADINGLEY'S EXTENSIVE AMENITIES AND EASY ACCESS INTO LEEDS CITY CENTRE.**

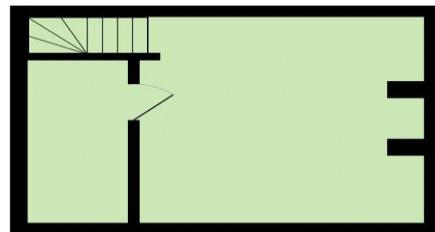
Offered with no chain, ideal as a first home or as an investment, the well maintained, gas centrally heated and double glazed accommodation comprises a generous lounge with wood laminate flooring, a modern fitted galley style kitchen, a useful basement, a double bedroom with period fireplace and a built-in wardrobe and a large bathroom w/c with a white suite and shower over bath, with a further double bedroom with dormer window on the top floor and each bedroom enjoying views over the allotments opposite and the Headingley Stadium beyond.

The property is street lined with ample on street parking.

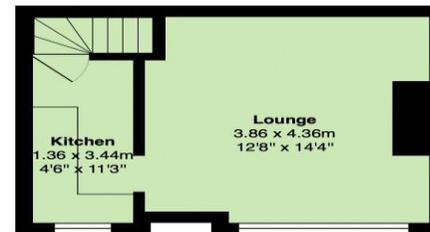




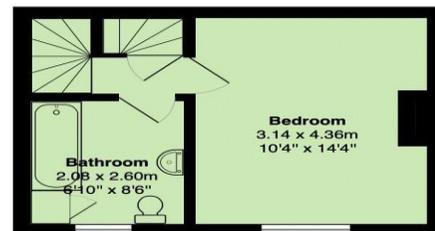
16, Stanmore Hill, Burley, LS4 2PW



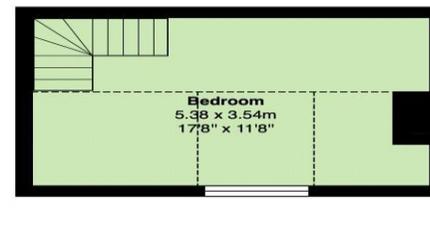
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 86.9 m<sup>2</sup> ... 936 ft<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure** Freehold **Council Tax Band** A **Possession** The property is intended to be vacant possession on completion.

**Making an offer** 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 an independent 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.

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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.

**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** All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice. None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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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