



£225,000 Region



- Three Bedroom Back to Back
- Very Well Presented
- Re-Roofed, New Boiler 2017 & Fully Re-wired 2018!!
- Lovely FIRST HOME Opportunity
- No Chain & Immediate Vacant Possession
- Kirkstall Train Station, Abbey & Leeds Centre Close By!



An **IMMACULATELY PRESENTED THREE BEDROOMED BACK TO BACK, PROVIDING SPACIOUS AND VERY WELL PRESENTED ACCOMMODATION**, a lovely first home and contemporary interior, ready to move into! Situated in a highly convenient location, just a few minutes walk to Headingley Train Station platform, local amenities, the beautiful open spaces of Kirkstall Abbey and with excellent direct access into Leeds City Centre.

The property is ideal for first time buyers with **no onward chain and immediate vacant possession on completion**, enhancing efficiency of a purchase. It offers excellent first impressions and benefits from being newly decorated throughout, has a lovely modern fitted kitchen and an attractive contemporary tiled bathroom & W/C. There are two good sized double bedrooms and a third room with a skylight window, ideal for an office/study. The central heating system and gas combination boiler was installed in 2017, the electrics were fully re-wired in 2018 and the upvc double glazed windows are detailed with a characterful lead overlay. The property has also been re-roofed!

A great opportunity for any buyer looking for ready to move into accommodation, that allows buyers to furnish to their own tastes & standards!

Internal viewing is absolutely essential.

Externally, there is a lovely well-maintained garden providing some valuable sitting out space and enjoys a late afternoon sunny aspect!

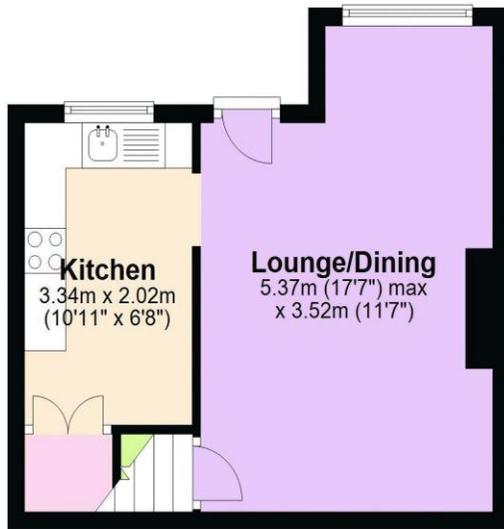
OFFERED WITH NO CHAIN AND IMMEDIATE VACANT POSSESSION ON COMPLETION!





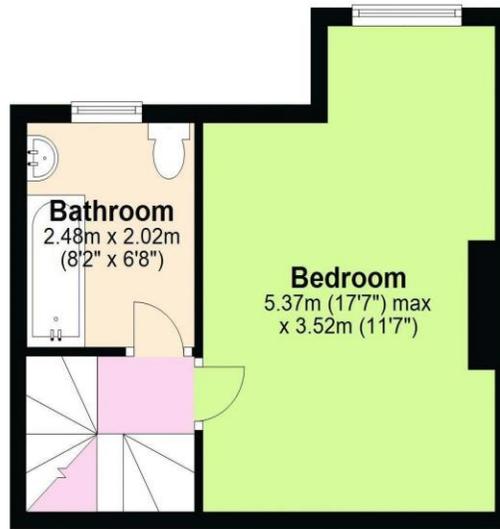
Ground Floor

Approx. 26.4 sq. metres (284.2 sq. feet)



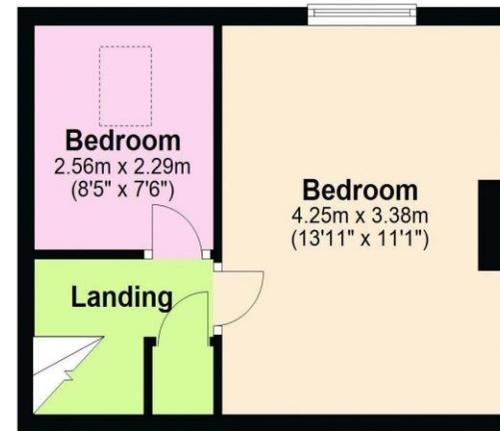
First Floor

Approx. 26.4 sq. metres (284.2 sq. feet)



Attic

Approx. 24.6 sq. metres (264.7 sq. feet)



Total area: approx. 77.4 sq. metres (833.1 sq. feet)

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 63 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.

Offer procedure

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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.

House in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](https://www.leeds.gov.uk/) website for more information.

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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