



- Deceptively spacious semi-detached
- Three/four bedrooms
- Good sized gardens & off street parking
- Ideal first home, no chain
- Previously let out to four people
- Close to shops & train station





**A THREE/FOUR BEDROOMED DECEPTIVELY SPACIOUS SEMI-DETACHED PROPERTY WITH GOOD SIZED GARDENS AND OFF STREET PARKING, SITUATED IN THIS HIGHLY CONVENIENT LOCATION, CLOSE TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, THE EXTENSIVE SHOPPING AND LESIURE AMENITIES ON KIRKSTALL ROAD AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.**

The property has previously been let to four occupants, therefore ideal for continued investment or perhaps more suited to conversion back to a family home, offered with no chain and immediate vacant possession.

The flexible and well planned gas centrally heated and UPVC double glazed accommodation comprises an entrance hall, an impressive open plan lounge and kitchen with breakfast bar and a room off, currently being used as the fourth bedroom. Upstairs, there are three good sized bedrooms and a modern bathroom suite & w/c.

Outside, there is a front garden and off street parking for one vehicle, a path down the side of the property and a good sized enclosed lawned rear garden enjoying a sunny aspect. We are also marketing the neighbouring property which might be of interest to investors wanting two properties close to each other or perhaps private buyers wanting relatives or friends close by.



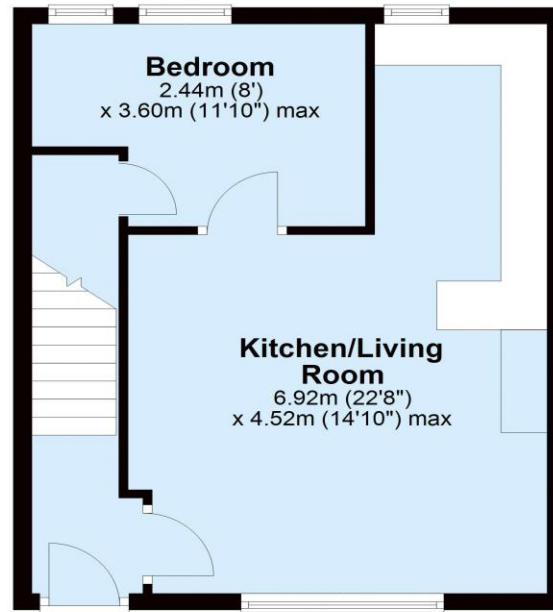






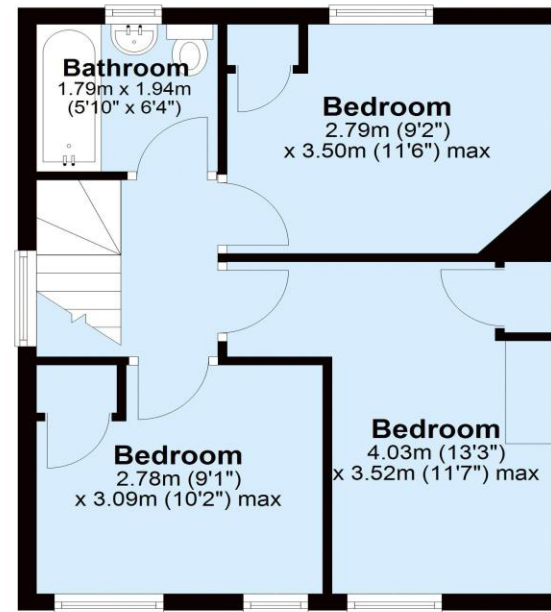
## Ground Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 sq. feet)

**Tenure** Freehold  
**Council Tax Band** A  
**Possession** Sold subject to vacant possession

### 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.

### Houses in Multiple Occupation (HMO)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 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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