



- Characterful terrace
- Two/three bedrooms
- No chain, ideal first home
- Period features
- Very close to amenities in Meanwood
- Lots of potential!



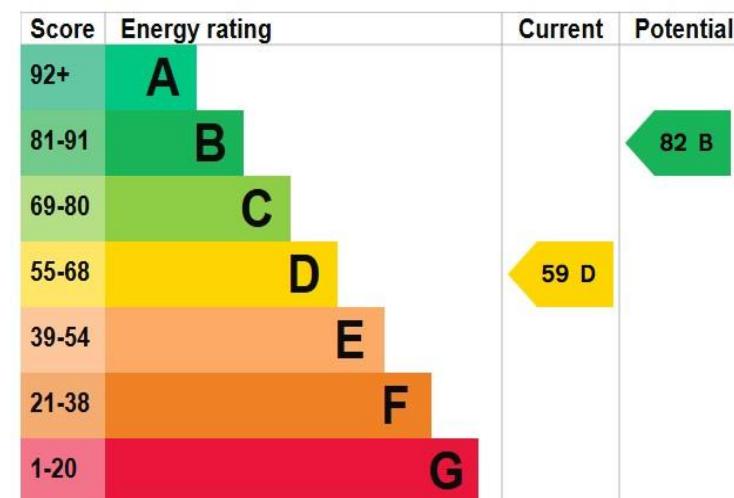
A CHARACTERFUL TWO/THREE BEDROOMED SPACIOUS MID TERRACE, OFFERED WITH NO CHAIN, IDEAL AS A FIRST HOME, SITUATED IN THIS SOUGHT-AFTER AND VERY CONVENIENT LOCATION, A SHORT WALK TO THE MANY AMENITIES, SHOPS, BARS AND CAFES IN MEANWOOD, THE LEAFY MEANWOOD VALLEY TRAIL FOOTPATH AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

This must represent a great opportunity for buyers to further improve the property to their own tastes and standards, with the gas centrally heated and double glazed accommodation comprising a lounge with a feature fireplace, a kitchen, a useful large basement, offering good potential for storage or further development, subject to consents, a double bedroom with a period fireplace and a shower room w/c on the first floor and two further bedrooms on the top floor, one with a period fireplace, the other with a wash basin. The third bedroom could also be a useful home office/study or even converted into a second bathroom w/c, subject to consents.

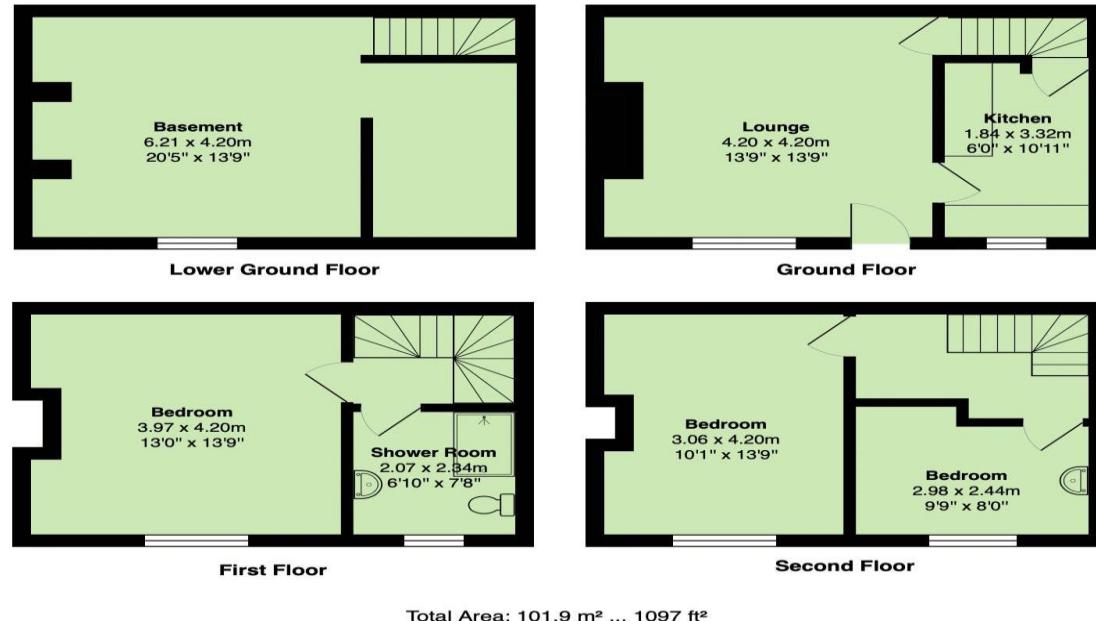
Outside the property is street lined with ample on street parking.

Internal viewing recommended to appreciate the property's full potential.





Tenure	Freehold
Council Tax Band	A
Possession	The property is intended to be vacant possession on completion. The property is being sold subject to the existing tenancy agreements.
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.



Anti-money Laundering	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.
Offer procedure	If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend a mortgage broker along with other property professionals. 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.

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.