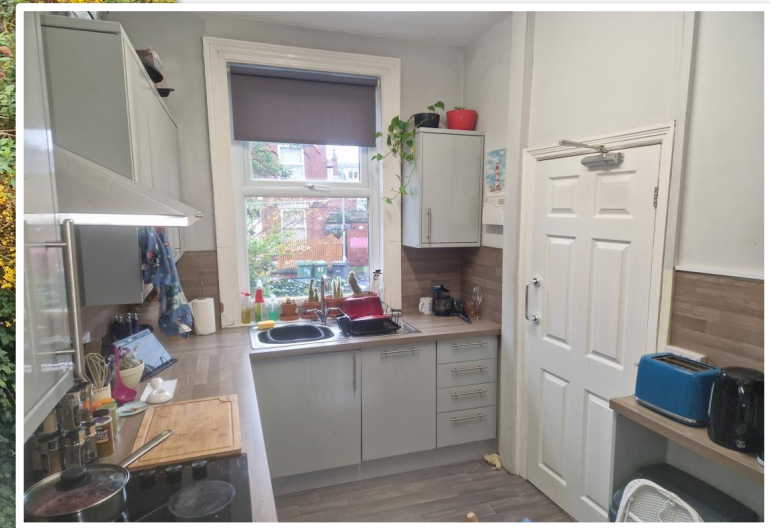




- Characterful terrace
- Two double bedrooms
- Close to train station & amenities
- Ideal investment or first home
- Enclosed garden & on street parking
- Currently let until 30th June 2024

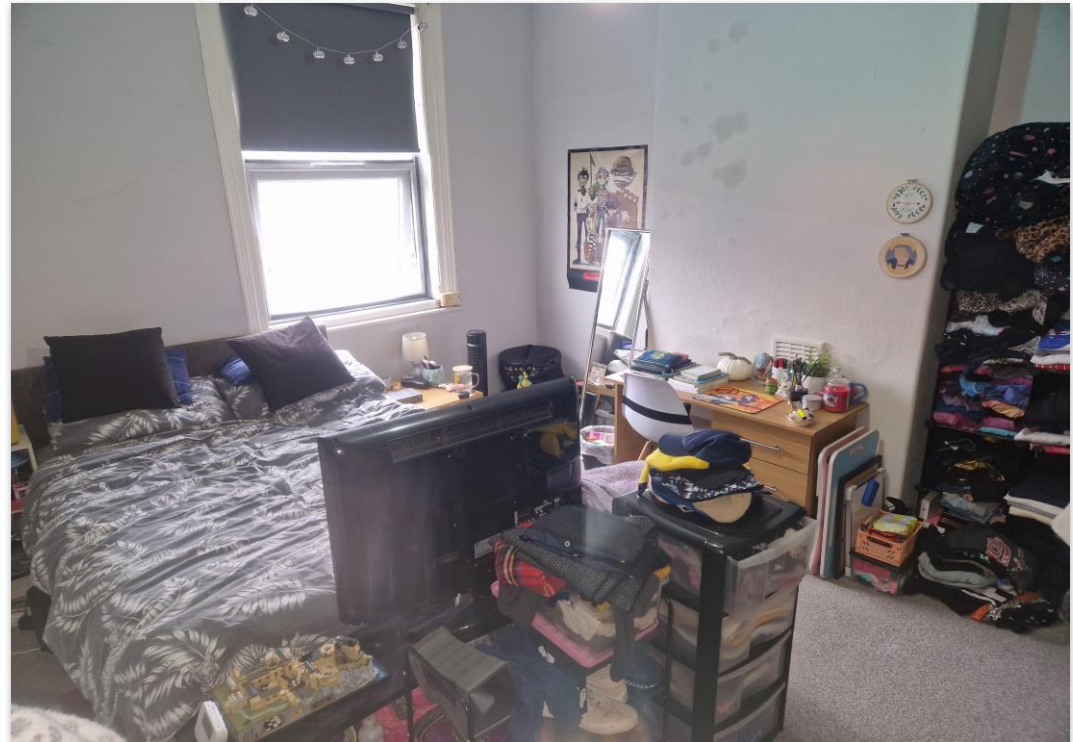


A CHARACTERFUL AND SPACIOUS ELEVATED TWO BEDROOMED MID TERRACED BACK TO BACK SITUATED IN THIS POPULAR AND HIGHLY CONVENIENT LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, SHOPS, THE CRICKET & RUGBY GROUNDS AND THE EXTENSIVE AMENITIES IN HEADINGLEY.

The gas centrally heated and UPVC double glazed accommodation comprises a lounge and kitchen to the ground floor, a useful basement, a double bedroom and a spacious shower room w/c on the first floor and an impressive very generous top floor bedroom with dormer window. Externally, there is a garden to the front and ample on street parking.

The property is currently let until 30th June 2024 at £11,992 p/a excluding bills, therefore ideal for continued investment or as a first home once vacant possession is available at the end of the tenancy.

Internal viewing recommended to appreciate the generous room proportions and excellent potential to create a lovely home.

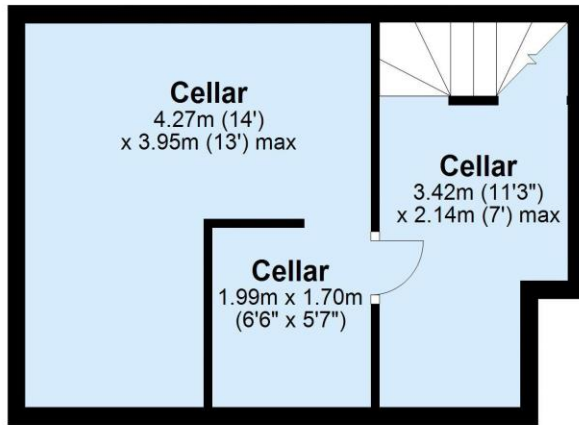




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lower Ground Floor

Approx. 25.3 sq. metres (272.8 sq. feet)



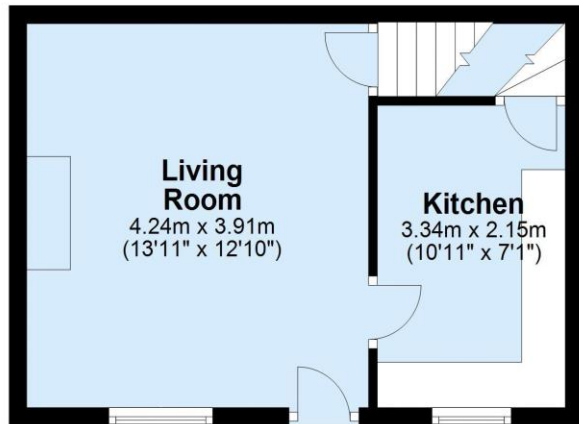
Second Floor

Approx. 26.2 sq. metres (281.6 sq. feet)



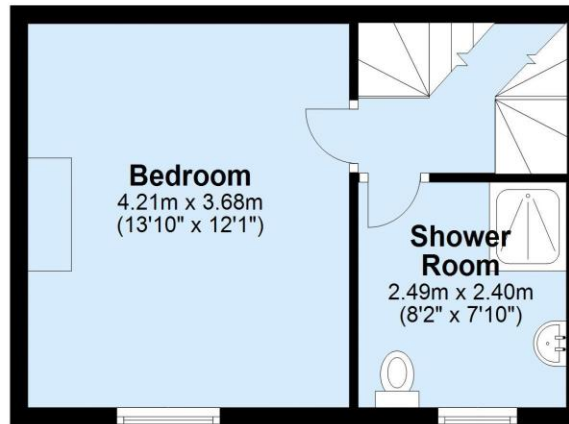
Ground Floor

Approx. 26.1 sq. metres (281.1 sq. feet)



First Floor

Approx. 26.1 sq. metres (280.4 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

A

Possession

Subject to tenancy

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.

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.