



£305,000 Region



- Extended semi-detached
- Three bedrooms
- Lovely gardens, south facing to the rear
- Very close to Headingley & city centre
- No chain, lots of potential!
- Modernisation required



A SPACIOUS EXTENDED THREE BEDROOMED SEMI-DETACHED PROPERTY WITH AN ATTRACTIVE SUNNY ASPECT SOUTH FACING REAR GARDEN, NOW IN NEED OF GENERAL MODERNISATION, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK INTO HEADINGLEY'S EXTENSIVE AMENITIES AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.

Offered with no chain, the gas centrally heated and UPVC double glazed accommodation comprises of a generous entrance hall, a lounge, an extended dining room with fully glazed sliding doors to a timber deck and the rear garden and an extended fitted kitchen with side access to the drive.

Upstairs, there are two double bedrooms, a smaller third bedroom/study and a bathroom w/c with a separate shower enclosure.

Externally, there is a neatly maintained front garden with attractive established planting and a small lawn, a drive leading to the good sized rear garden with a timber decked area, lawn, shed and greenhouse.

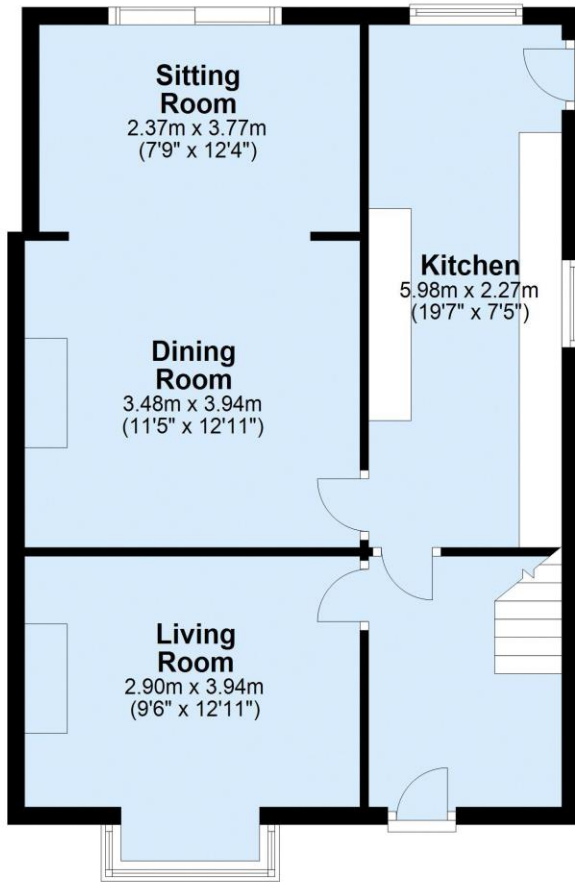
An ideal opportunity for buyers seeking a conveniently located property with lots of potential to further improve to purchasers own tastes and standards.





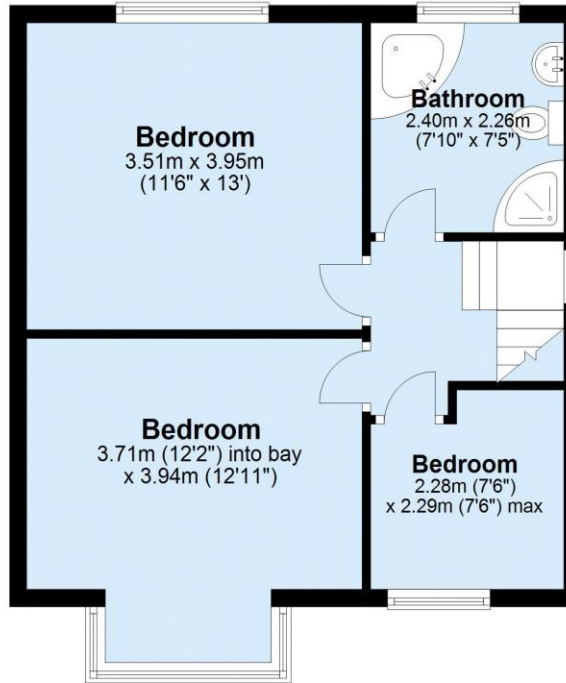
## Ground Floor

Approx. 56.6 sq. metres (608.8 sq. feet)



## First Floor

Approx. 41.7 sq. metres (449.0 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.

### Possession

Vacant

Council Tax Band

C

Tenure

Freehold

### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 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.