

Castlehill

Estate & Letting Agents

14 Derwentwater Grove, Leeds
LS6 3EN



£225,000 Region



- Spacious three bedroomed semi
- Central Headingley location
- A short walk to extensive amenities
- Now in need of modernisation
- Loft conversion potential
- Ideal project!



A GOOD SIZED THREE BEDROOMED SEMI-DETACHED PROPERTY NOW IN NEED OF GENERAL UPGRADING AND MODERNISATION, SITUATED IN THIS VERY CONVENIENT AND POPULAR CENTRAL HEADINGLEY LOCATION, A SHORT WALK TO EXTENSIVE AMENITIES, THE RUGBY AND CRICKET GROUNDS, TRAIN STATIONS AND WITHIN EASY REACH OF LEEDS CITY CENTRE.

The property is offered with no chain, ideally suited to buyers looking to upgrade a property to their own tastes and standards, briefly comprising an entrance hall, a lounge and dining room, both with gas fires and feature fire surrounds and a kitchen with access into the rear garden on the ground floor; two double bedrooms both with built-in cupboards, a third single bedroom and a bathroom w/c with a separate shower enclosure.

There must also be significant potential to convert the loft into further accommodation, subject to relevant consents. Externally, there is a low maintenance paved garden to the front, a drive leading to a single garage, in need of repair/replacement and a raised lawned garden with planted borders to the rear.

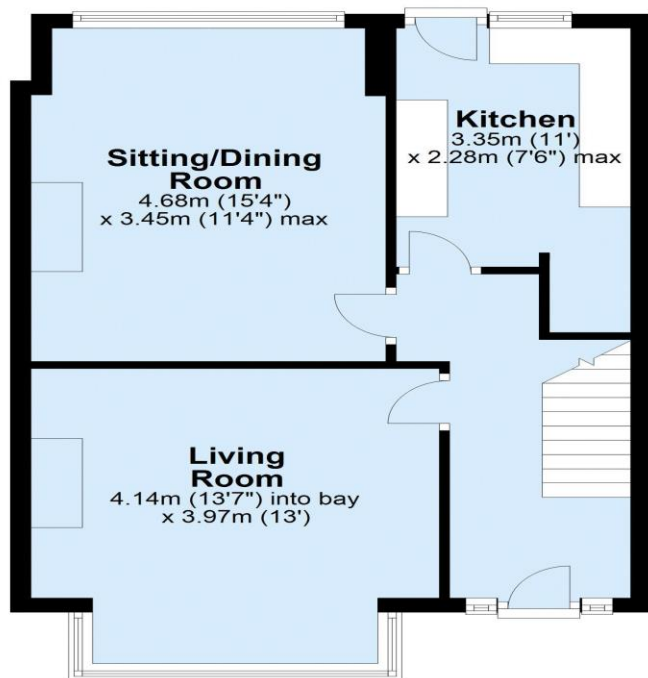
A great opportunity for anyone looking for a project, suited to buyers wanting to update a much loved family home or perhaps investors letting to the professional/family market (C3 planning class).





Ground Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.2 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

C

Possession

Vacant possession on completion

AML

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 and we will carry out an electronic identity check. We may also need to request photographic identification and/or proof of address.

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.

Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to 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 website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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.