

Castlehill

Estate & Letting Agents

32 Martin Terrace, Leeds
LS4 2JY



£195,000 Region



- Spacious Well Presented Terrace
- Two Double Bedrooms
- Modern Kitchen
- Close to Shops and Extensive Amenities
- NO CHAIN, Ideal First Home or Investment
- Useful Basement With Conversion Potential



A WELL PRESENTED SPACIOUS TWO BEDROOMED TERRACED PROPERTY ENJOYING A SUNNY AFTERNOON ASPECT, VERY CONVENIENTLY SITUATED WITHIN A FEW MINUTES WALK TO EXTENSIVE SHOPPING, LEISURE FACILITIES AND AMENITIES, WITH EXCELLENT ACCESS INTO LEEDS CITY CENTRE.

The property is offered with no chain and immediate vacant possession, therefore ideal for investment or as a first home.

The gas centrally heated and UPVC double glazed accommodation comprises a lounge with wood laminate flooring, a modern kitchen, a useful basement, providing very useful storage space but also offering potential for further development if required, subject to consents; on the first floor there is a double bedroom with wood laminate flooring and a period fireplace and a spacious bathroom with white suite and shower over bath.

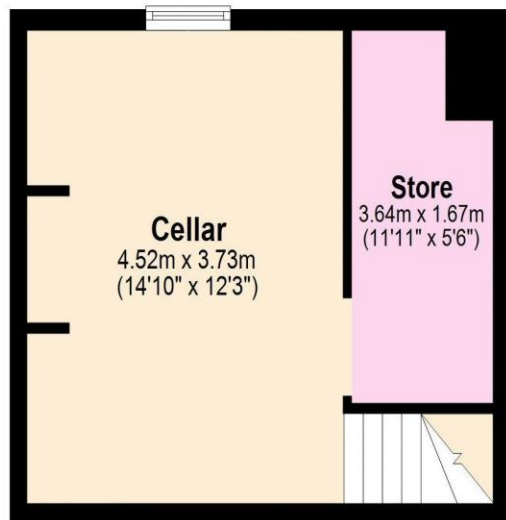
On the top floor there is small landing area and a second double bedroom with dormer window. Outside, there is a low maintenance paved front garden and ample on street parking.





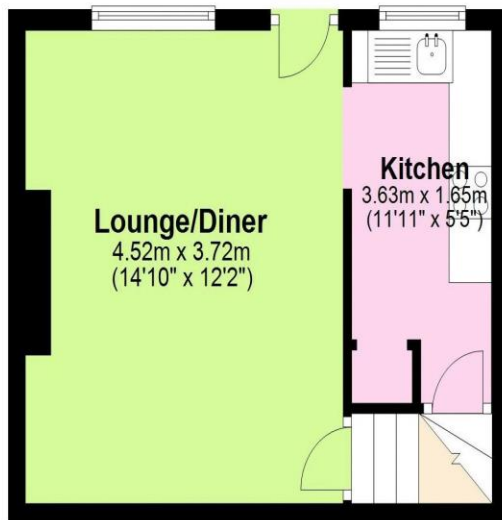
Cellar

Approx. 25.0 sq. metres (269.1 sq. feet)



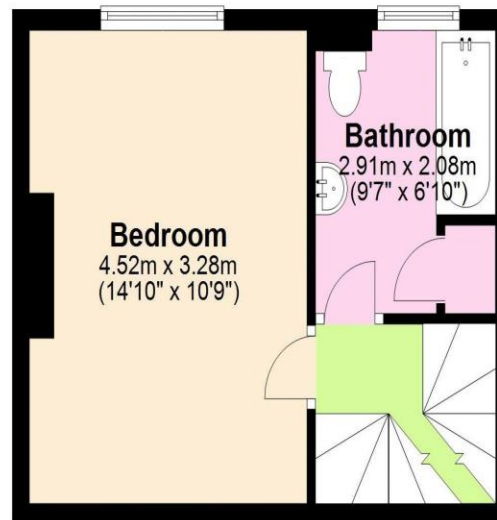
Ground Floor

Approx. 24.8 sq. metres (267.3 sq. feet)



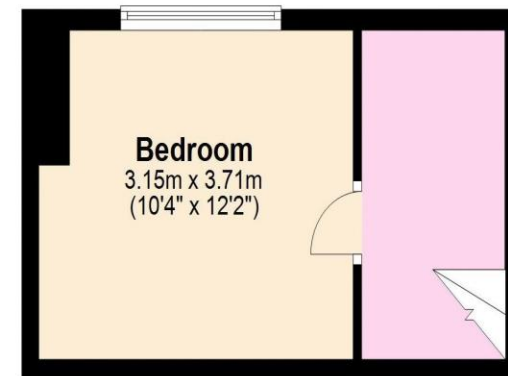
First Floor

Approx. 25.2 sq. metres (271.0 sq. feet)



Attic

Approx. 17.3 sq. metres (186.3 sq. feet)



Total area: approx. 92.3 sq. metres (993.7 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

TENURE Freehold.

Council Tax Band A

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.

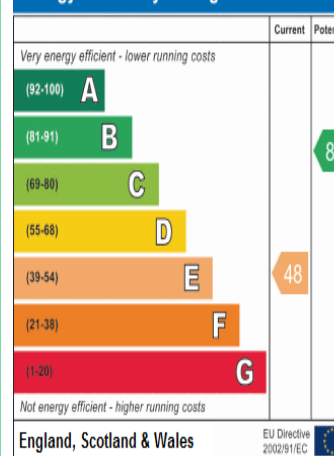
Management Clause

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.

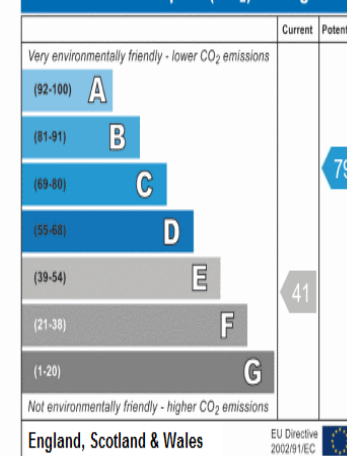
Houses in Multiple Occupation (HMO)

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

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.