

# Castlehill

Estate & Letting Agents

43 Highfield Avenue, Leeds  
LS12 4BU



£135,000 Region



- Deceptively spacious terrace
- Two double bedrooms
- Basement with further potential
- Close to amenities & city centre
- No chain
- Ideal investment or first home



AN ELEVATED WELL MAINTAINED TWO BEDROOMED GAS CENTRALLY HEATED AND UPVC DOUBLE GLAZED BACK TO BACK, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO OPEN PARKLAND, LOCAL SHOPS AND AMENITIES WITH EASY ACCESS INTO LEEDS CITY CENTRE. CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS.

Offered with no chain, ideal for either private occupation or investment, the accommodation in brief comprises an entrance vestibule, a lounge and kitchen on the ground floor, a very useful basement offering development potential if required and subject to the necessary consents, a double bedroom and bathroom w/c on the first floor and a further double bedroom with dormer window and a large store cupboard on the top floor.

Externally, there is a small low maintenance garden to the front.





**Tenure**

Freehold

**Council Tax Band**

A

**Possession**

Vacant

**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.

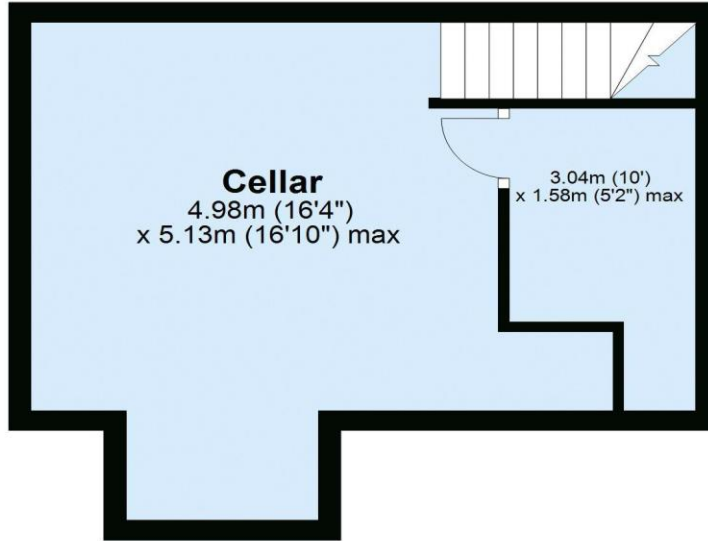
**Houses in Multiple Occupation (HMO)**

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](http://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		

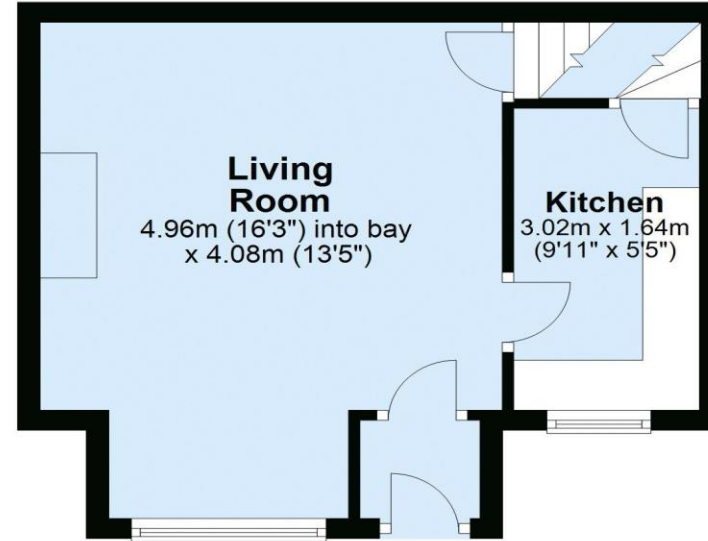
## Lower Ground Floor

Approx. 28.1 sq. metres (302.8 sq. feet)



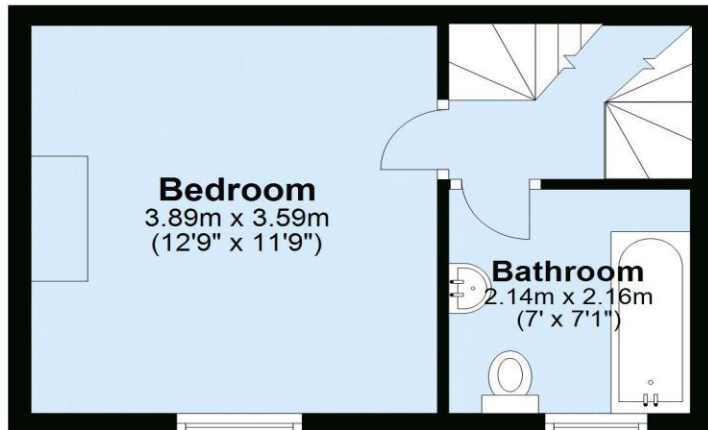
## Ground Floor

Approx. 26.2 sq. metres (282.2 sq. feet)



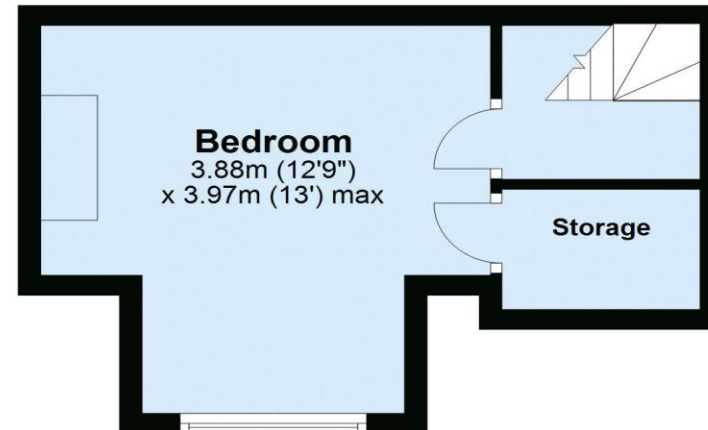
## First Floor

Approx. 22.5 sq. metres (241.8 sq. feet)



## Second Floor

Approx. 18.9 sq. metres (203.1 sq. feet)



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

Plan produced using PlanUp.

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.