



- Three bedroomed semi-detached
- Good sized gardens and drive
- Fantastic elevated views
- No chain
- Close to Headingley & Meanwood
- Lots of further potential



**A THREE BEDROOMED SEMI-DETACHED PROPERTY WITHIN ONE OF LEEDS' MANY CONSERVATION AREAS, STANDING IN GOOD SIZED GARDENS WITH FANTASTIC ELEVATED LEAFY VIEWS FROM THE FIRST FLOOR OVERLOOKING MEANWOOD VALLEY, SITUATED IN THIS SOUGHT-AFTER AND VERY CONVENIENT LOCATION, WITHIN WALKING DISTANCE TO HEADINGLEY VIA SHIRE OAK ROAD AND CLOSE TO MEANWOOD, THE MEANWOOD VALLEY TRAIL, LOCAL SCHOOLS AND EXTENSIVE AMENITIES.**

Offered with no chain and contents by negotiation, the property has previously been run as a successful rental property and would now be ideal for use as a private home again.

The well maintained accommodation comprises an entrance hall, a fitted kitchen and a lounge leading to a dining room to the rear with fully glazed patio doors to the rear garden. Upstairs, there are three good sized bedrooms and a shower room w/c. Externally the property stands on a generous plot, with a drive and gardens to the front with established borders and a raised lawned garden to the rear bordered by mature trees.

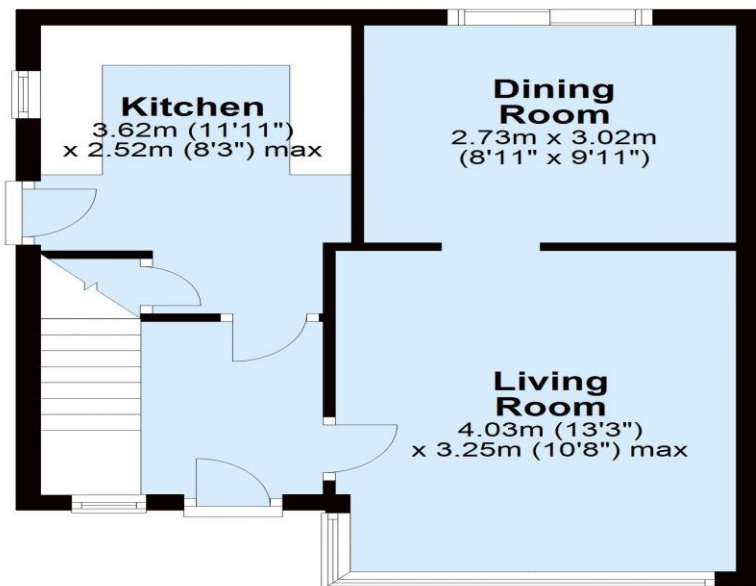
There must be lots of potential to perhaps alter the layout to better suit individual requirements or even extend, subject to the relevant consents.





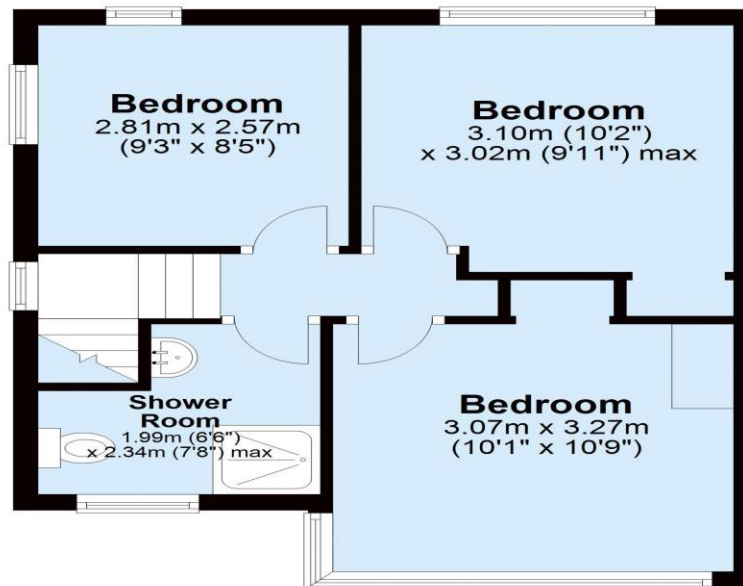
## Ground Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



## First Floor

Approx. 36.6 sq. metres (394.0 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.

### Tenure

Freehold

### Council Tax Band

C

### Possession

Vacant Possession

### 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.

**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.

### 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://Leeds City Council website) website for more information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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.

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