



£265,000 Region



- Spacious end town house
- Three bedrooms
- Lovely gardens, parking and garage
- Very close to Leeds city centre & the universities
- Lots of potential, ideal home or investment
- No chain



**A SPACIOUS THREE BEDROOMED END TOWN HOUSE WITH LOVELY GARDENS, OFF STREET PARKING AND A GARAGE SITUATED IN THIS HIGHLY CONVENIENT LOCATION, IN ONE OF NORTH LEEDS MANY LEAFY CONSERVATION AREAS, A SHORT WALK TO LOCAL SHOPS, AMENITIES, HYDE PARK AND LEEDS CITY CENTRE AND THE UNIVERSITIES.**

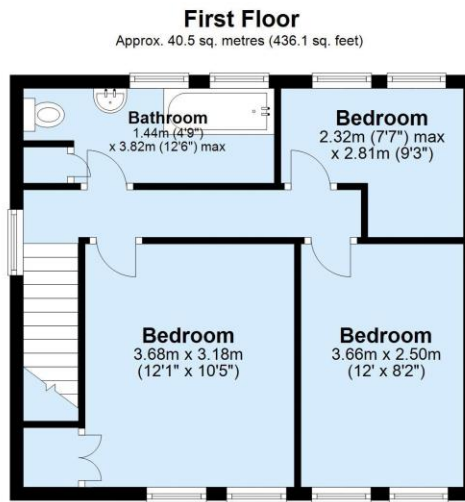
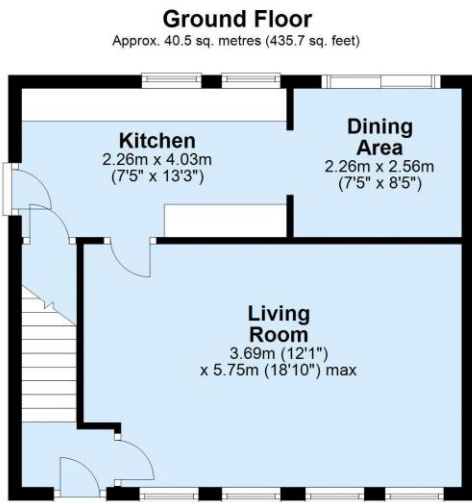
Offered with no chain, this property would be ideal for either private occupation or investment, providing the chance for buyers to possibly further improve to their own tastes and standards. The accommodation comprises an entrance hall, a very generous lounge and a good sized kitchen and dining area, with a useful large under stairs cupboard and sliding glazed doors to the rear garden, Upstairs there are two double bedrooms, a third single bedroom and a bathroom w/c.

Externally, there is an attractive front garden with a lawn and established planting and a lovely enclosed lawned garden to the rear with allotments beyond providing a good degree of privacy, although there is a right of way for access to the neighbouring property. To the side of the property there is a parking area with the nearest of the three garages included in this property's title.

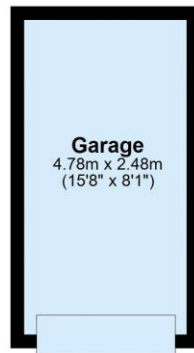
Internal viewing to appreciate this well placed property, ideal for a range for buyers with lots of further potential.







**Garage**  
Approx. 11.8 sq. metres (127.3 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**  
B

**Possession**  
Vacant possession on completion

**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		89 B
69-80	C	74 C	
55-68	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.

