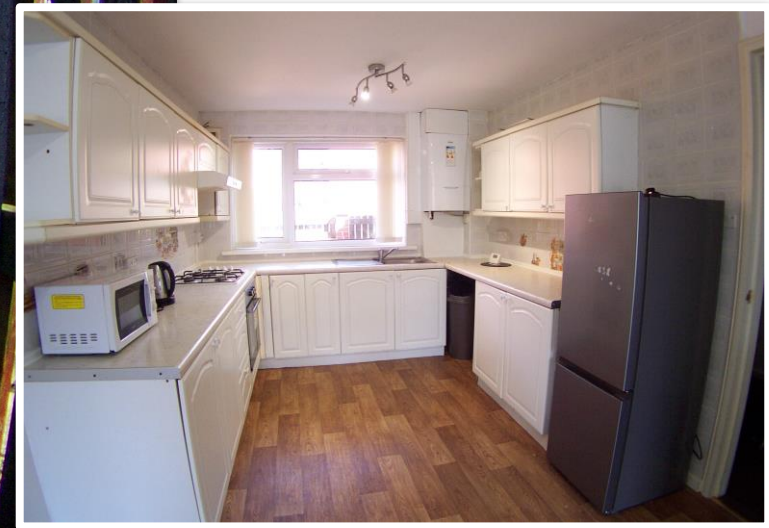




- Deceptively Spacious 3 Bed Townhouse
- No Chain & Immediate Vacant Possession
- Close to Shops, City Centre and University
- Open Plan Living & Well Presented
- Ideal First or Family Home or Investment
- Modern Bathroom Suite, Plus Separate Wc & Gardens!



UNUSUALLY SPACIOUS 3 BEDROOMED TOWN HOUSE CLOSE TO UNIVERSITY, CITY CENTRE & MANY LOCAL AMENITIES!

Internal inspection is highly recommended of this very well presented and surprisingly spacious town house with low maintenance garden and lovely open, light & airy living space! Located within easy reach of local shops and with good transport links to the city.

Ideal for a range of buyers requiring plenty of internal space & storage not often seen in more modern purpose-built properties and now being sold with immediate vacant possession and no onward chain, enhancing the efficiency of purchase!

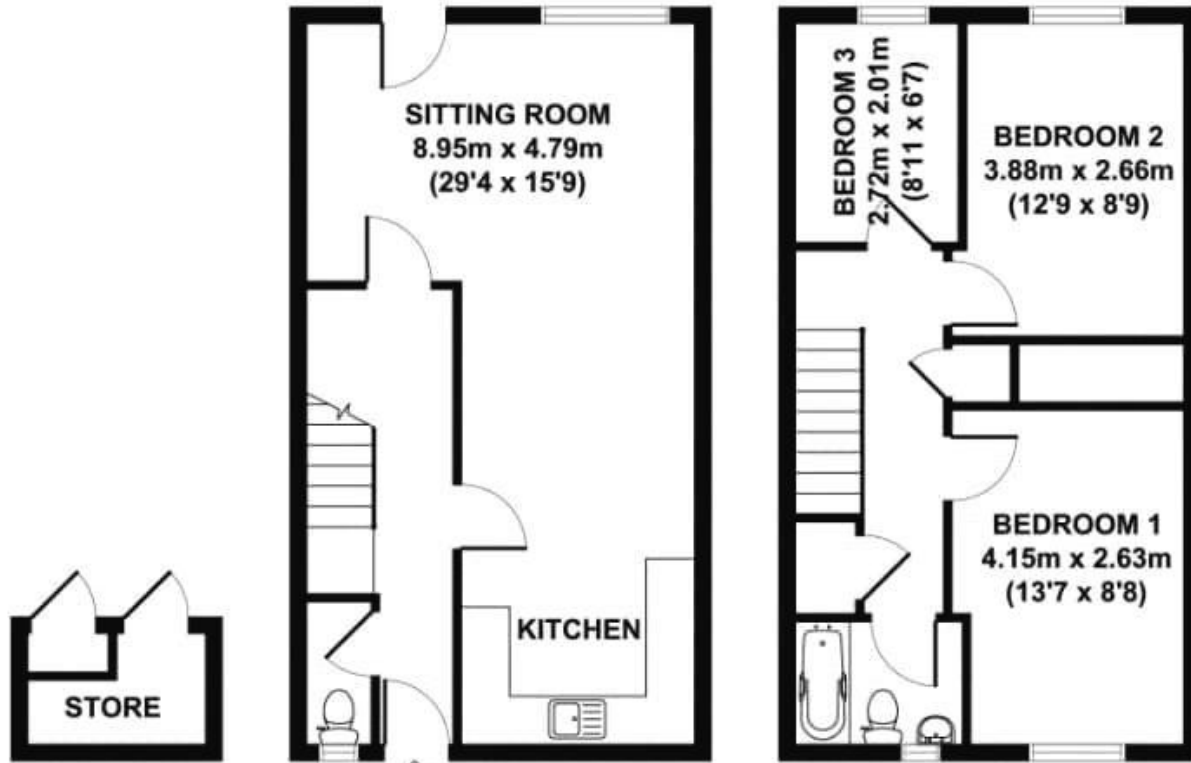
In brief the accommodation provides; entrance hall & wc, open plan dining kitchen / family room, generous lounge, three first floor good size bedrooms and a stylish recently updated tiled bathroom/WC.

Externally, there is an enclosed yard with a store with plumbing and electricity, as well as some useful outside storage to the front of the property. To the rear is a fully fenced, south facing, low maintenance paved garden area with access to the street.

Spacious home in a popular residential location - early viewing advised!!







STORAGE
GROSS INTERNAL
FLOOR AREA 3 SQ M

UPPER LEVEL
GROSS INTERNAL
FLOOR AREA 43 SQ M

LOWER LEVEL
GROSS INTERNAL
FLOOR AREA 43 SQ M

21 RILLBANK LANE, LEEDS LS3 1HA

APPROX. GROSS INTERNAL FLOOR AREA 89 SQ M / 958 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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.

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](http://Leeds City Council website) website for more information.

ng	Current	Potential
C	70 C	89 B
D		
E		
F		
G		



Your Sales and Lettings Specialist in North Leeds