



£250,000 Region



- Characterful through terrace
- Three double bedrooms
- Close to universities & city centre
- Useful basement with conversion potential
- Cul-de-sac location on cobbled street
- Easy walking distance to shops & cinema





A CHARACTERFUL WELL MAINTAINED THREE BEDROOMED MID THROUGH TERRACE SITUATED AT THE HEAD OF A CUL-DE-SAC IN THIS VERY POPULAR AND HIGHLY CONVENIENT HYDE PARK LOCATION, A FEW MINUTES WALK TO SHOPS, THE NEWLY REFUBISHED HYDE PARK PICTURE HOUSE, THE LOVELY OPEN SPACES OF HYDE PARK AND CLOSE TO THE UNIVERSITIES AND LEEDS CITY CENTRE.

The gas centrally heated and UPVC double glazed accommodation comprises an entrance hall, a lounge and dining kitchen on the ground floor, a spacious basement providing useful storage but also offering excellent potential to extend the living accommodation, subject to the relevant consents, two generous double bedrooms on the first floor, one having a large walk-in under stairs cupboard offering potential to convert into a 'Jack & Jill' bath/shower room w/c and a further good sized bedroom and bathroom w/c on the top floor.

Externally, the property is on a cobbled street to the front and a yard to the rear with a small outbuilding. The property is currently let to three occupants on rolling contracts but can be offered with vacant possession by negotiation.

Internal viewing recommended to appreciate the further potential.

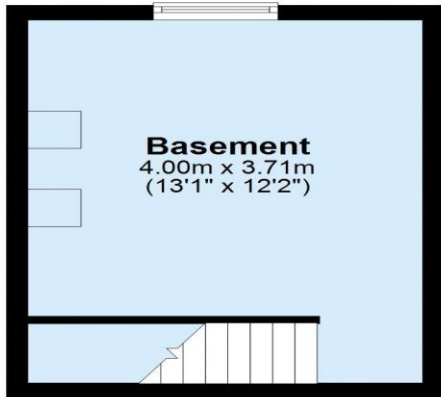






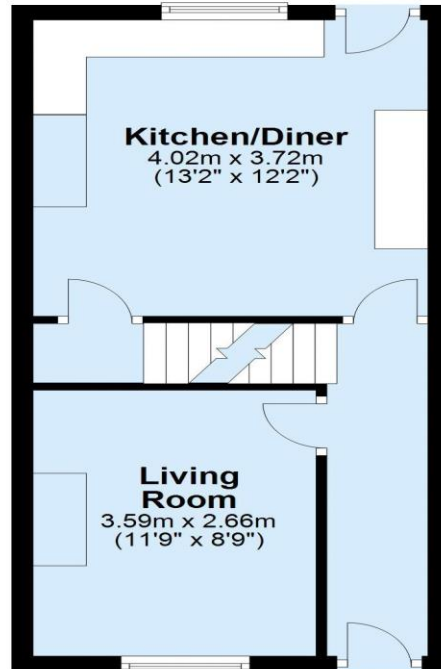
### Lower Ground Floor

Approx. 18.2 sq. metres (195.7 sq. feet)



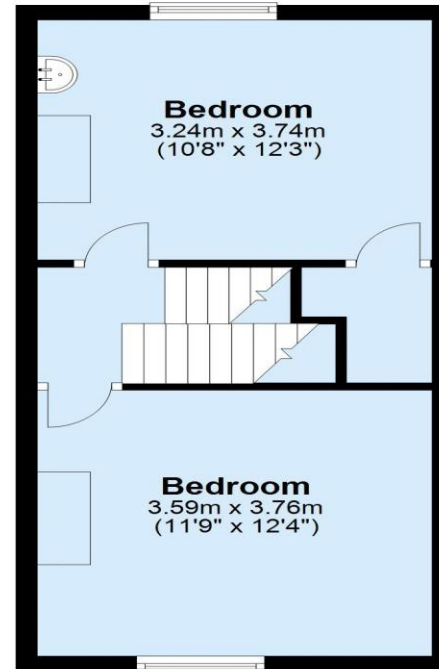
### Ground Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



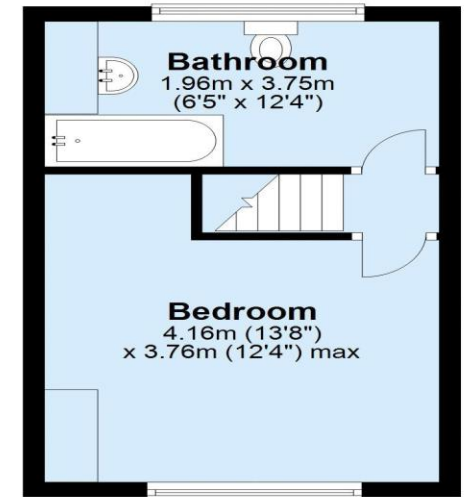
### First Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



### Second Floor

Approx. 23.4 sq. metres (251.6 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

Subject to existing tenancy agreement

#### 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.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 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.



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

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