



- Wonderful character terrace
- Four bedrooms
- Lovely enclosed gardens
- Extensive basement with potential
- Very close to train station & shops
- No chain, ideal first home





A WONDERFUL CHARACTERFUL FOUR BEDROOMED END TERRACE WITH ENCLOSED PAVED GARDENS TO BOTH THE FRONT AND REAR SITUATED IN THIS HIGHLY CONVENIENT LOCATION, A SHORT WALK TO HEADINGLEY TRAIN STATION, ON THE DOORSTEP OF THE KIRKSTALL SPORTS AND HEATH CENTRES, CLOSE TO EXTENSIVE SHOPPING AMENITIES, THE LOVELY OPEN SPACES AROUND THE PICTURESQUE KIRKSTALL ABBEY AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

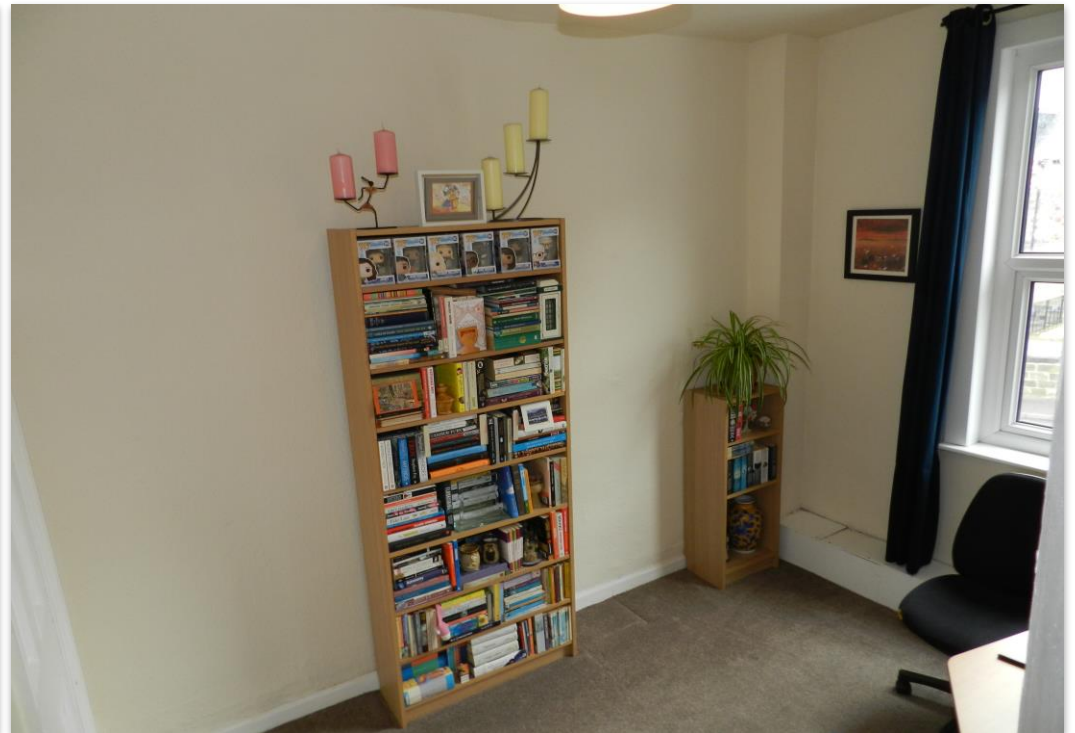
This attractive spacious gas centrally heated and UPVC double glazed terrace comprises a lounge with an impressive high ceiling and a dining kitchen with varnished floorboards, both rooms enjoying double aspect windows, upstairs there is a double bedroom with a walk-in cupboard and double aspect windows, a second bedroom also with a walk-in cupboard and a feature bathroom w/c. The layout of this floor and the two walk in cupboards, opens up the possibility to knock through the cupboards, using the smaller bedroom to create an en-suite dressing room/shower room w/c, subject to relevant consents. On the top floor, there are two further generously sized bedrooms. There is also an extensive basement, ideal for storage and a utility area, but must offer excellent potential for more formal conversion, subject to relevant consents.

Externally, the enclosed front garden is paved and gravelled attractively presented by the seller's potted planting with the rear garden is also enclosed and paved for easy maintenance. The sale is not subject to an onward chain and we understand some contents and furniture are available by negotiation. An ideal first home with lots of potential to further improve to buyers own tastes and standards.

Point to note: The property was re-roofed in 2023 and the sellers have a gas safety certificate dated 11th April 2024.

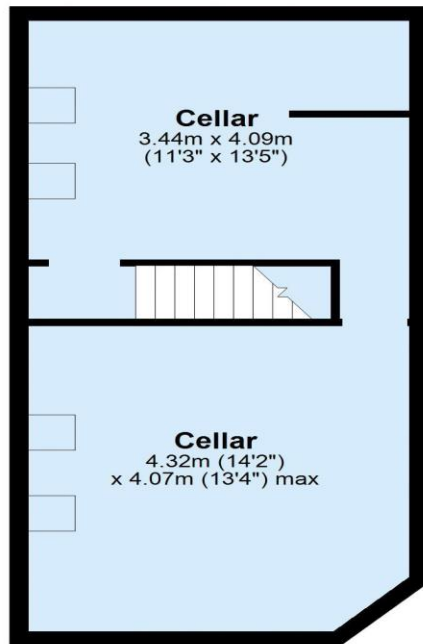






### Lower Ground Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



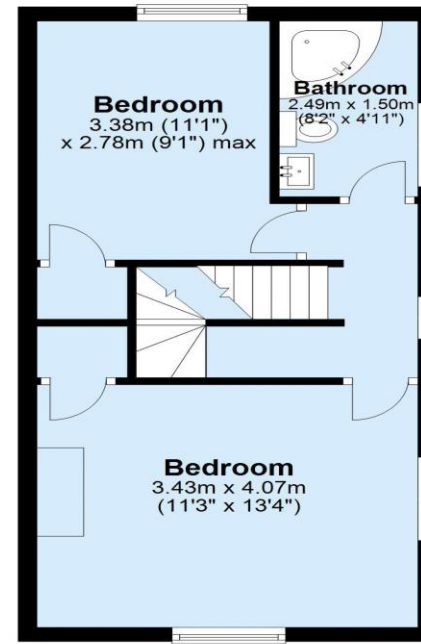
### Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



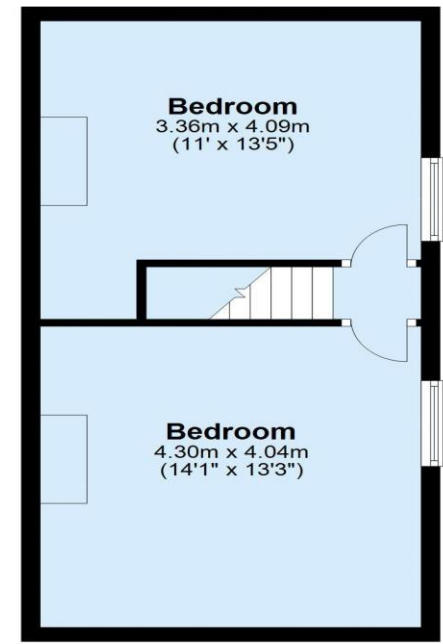
### First Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



### Second Floor

Approx. 34.9 sq. metres (375.8 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

#### 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.

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