

Castlehill

Estate & Letting Agents

10 Cliff Side Gardens, Leeds
LS6 2HA



£230,000 Region



- END TOWN HOUSE
- MODERN INTERIOR
- THREE BEDROOMS
- CLOSE TO HYDE PARK CORNER
- LOVELY BACK WATER POSITION
- VACANT POSSESSION AUGUST 2024



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

Your Sales
and Lettings
Specialist in
North Leeds

ATTRACTIVE 3 BED END TOWNHOUSE WITH SOUTH FACING GARDENS IN LEAFY BACKWATER YET VERY CLOSE TO THE UNIVERSITIES & CITY CENTRE. A MUST SEE!!

A much improved three bedroom end townhouse, located in this small cul-de-sac tucked away off Cliff Road, yet within easy walking distance of Hyde Park Corner and within easy reach of the main University campus'. The property provides vacant possession in Summer and is ideal for private occupation for first time buyers, small families or parents considering a purchase for their son/daughter.

With gas central heating and upvc double glazing, the property offers characterful and well presented modern accommodation briefly comprising; an entrance hall, lounge (currently used as a bedroom), extensively fitted open plan dining kitchen with south facing windows and patio doors to the rear garden, 3 first floor bedrooms and contemporary fully tiled bathroom with shower over the bath. To the outside is an easily maintained front garden while to the rear is an enclosed lawned rear garden which enjoys a sunny southerly aspect.

Photographs are taken pre-tenancy. Currently it is let to three occupants at £1365 PCM until 30th August 2024, Note to buyers: Following some recent settlement of the property due to damaged drains, we understand the sellers have carried out repairs via their insurance company and have a completion certificate. Further details can be provided upon request.





Ground Floor

Approx. 32.8 sq. metres (352.7 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



Total area: approx. 65.8 sq. metres (707.8 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

B

Possession

Subject to tenancy

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](https://www.leeds.gov.uk/council-services/leeds-city-council) website for more information.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.