



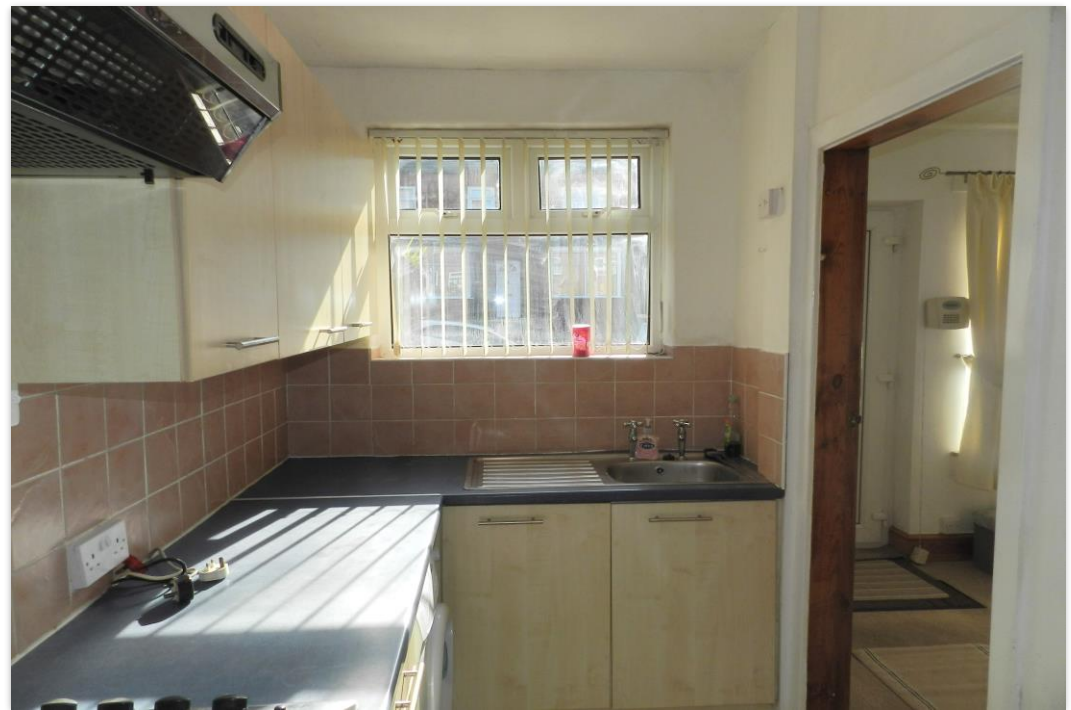
£149,950 Region



- Characterful One Bedroom Terrace
- No Chain & Immediate Vacant Possession
- Modern Fully Tiled Bathroom & Wc
- Close to Many Extensive Amenities
- Ideal Home or Investment
- New UPVC Windows & Combi Boiler



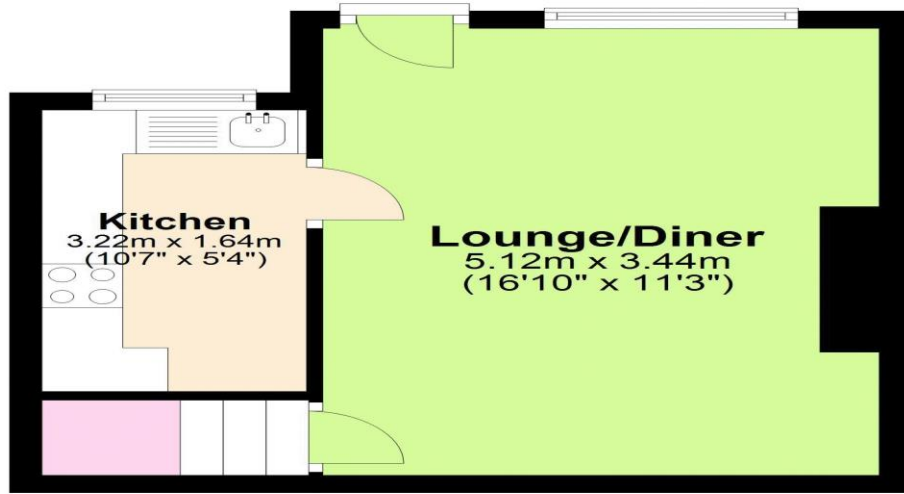
**A LOVELY SPACIOUS AND WELL PRESENTED ONE BEDROOMED CHARACTERFUL BACK TO BACK SITUATED CLOSE TO EXTENSIVE AMENITIES ON KIRKSTALL ROAD AND WITH EXCELLENT ACCESS INTO LEEDS CITY CENTRE.** Ideal as a first home or investment, benefiting from a newly installed gas combination boiler in 2021 & new UPVC double glazed windows, fitted in 2022, the property comprises, lounge, modern fitted kitchen, double bedroom and spacious modern tiled bathroom/w.c. Contents are available by separate negotiation, keeping a buyer's setting up costs to a minimum! Externally, there is an enclosed paved garden enjoying an AFTERNOON SUNNY ASPECT. OFFERED WITH NO CHAIN AND IMMEDIATE VACANT POSSESSION. INTERNAL VIEWING RECOMMENDED. CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS. AML: Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer and we will carry out an electronic identity check. We may also need to request photographic identification and/or proof of address.





## Ground Floor

Approx. 24.9 sq. metres (267.7 sq. feet)



## First Floor

Approx. 24.8 sq. metres (266.7 sq. feet)



**Total area: approx. 49.6 sq. metres (534.4 sq. feet)**

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

### Tenure

Freehold

### Council Tax Band

A

### 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.

### 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](#) website for more information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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.