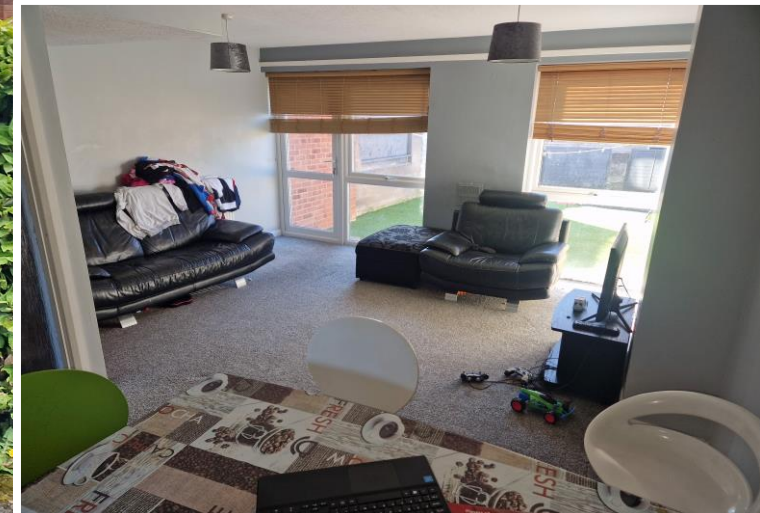




- Deceptively spacious town house
- Three bedrooms
- Generous lounge & dining area
- Good sized enclosed gardens
- Popular residential location
- Close to schools and Roundhay Park



A THREE BEDROOMED MID TOWN HOUSE WITH GOOD SIZED FRONT AND REAR GARDENS, SITUATED IN THIS CONVENIENT CUL-DE-SAC RESIDENTIAL LOCATION, CLOSE TO LOCAL SCHOOLS, ROUNDHAY PARK AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

The property is currently let until 31st August 2023 at £775 pcm, therefore ideal for continued investment or for use as a private home once vacant possession has been obtained. The well planned gas centrally heated and UPVC double glazed accommodation, comprises an entrance hall, kitchen and very generously sized lounge and dining area, with a glazed door to the rear garden. Upstairs, there are three bedrooms and a bathroom w/c.

Externally, there is an enclosed lawned front garden and a good sized fully enclosed rear garden with low maintenance artificial grass.

There is ample on street parking to the front.

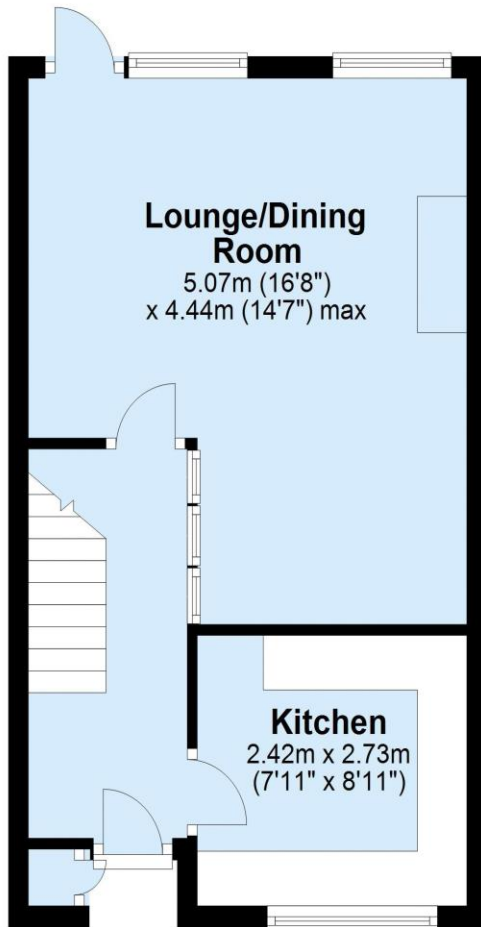
Internal viewing recommended to appreciate this deceptively spacious home with scope for buyers to further improve to their own tastes and standards.





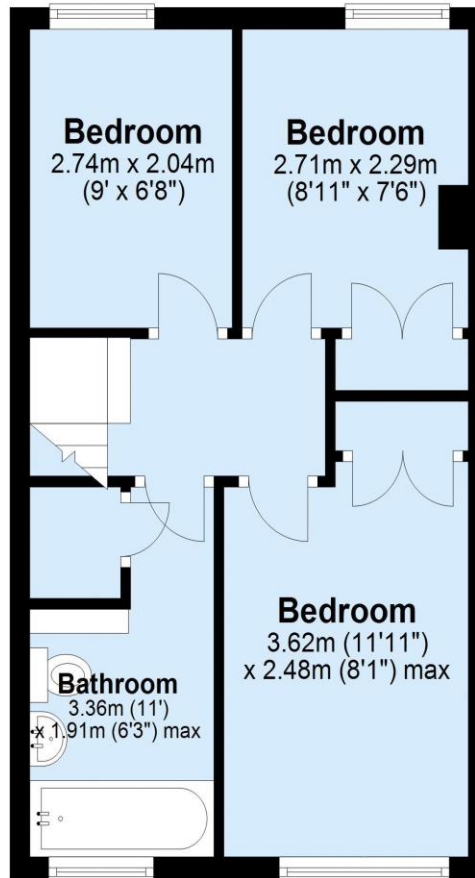
Ground Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.4 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 current tenancy

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

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.

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.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC