

# castlehill

Estate Agents

12 Lumley Avenue Leeds  
LS4 2LR

£134,950 Region



- Well Presented End Back To Back
- Three Bedrooms
- NO CHAIN
- Ideal first home/investment
- Smoke & Security Alarms
- Close to Train Station



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



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**A WELL PRESENTED THREE BEDROOMED END BACK TO BACK, PROVIDING GAS CENTRALLY HEATED & UPVC DOUBLE GLAZED ACCOMMODATION, VERY CONVENIENTLY SITUATED, A FEW MINUTES WALK TO BURLEY PARK TRAIN STATION, SHOPS, PARKLAND AND CLOSE TO EXTENSIVE AMENITIES IN HEADINGLEY.**

Briefly comprising a large lounge, a lower ground floor modern well fitted dining kitchen and utility area, two first floor bedrooms, a third bedroom and bathroom/w.c. on the top floor. Externally there is a small enclosed garden.

**Offered with no chain and immediate vacant possession,** ideal as an investment, parents buying for son or daughter at university or private buyers. Other features include fire & security alarms and emergency lighting. Contents available by negotiation.





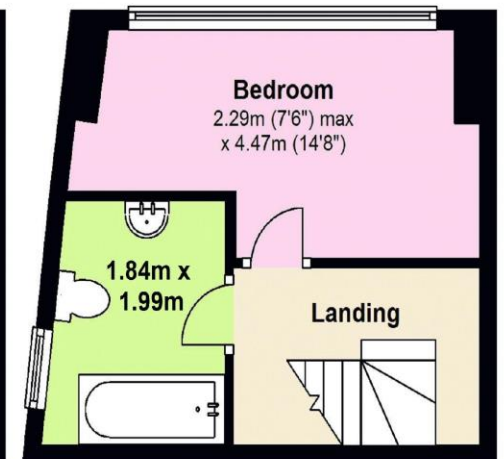
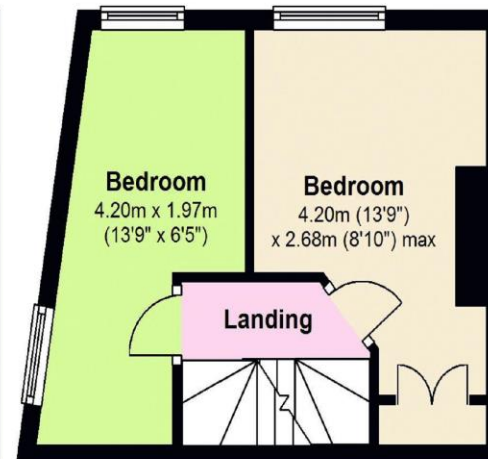
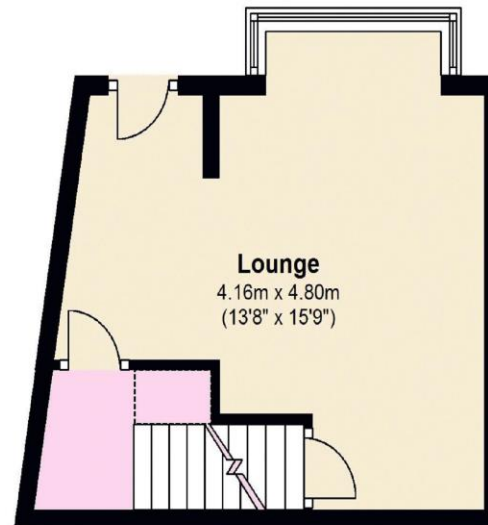
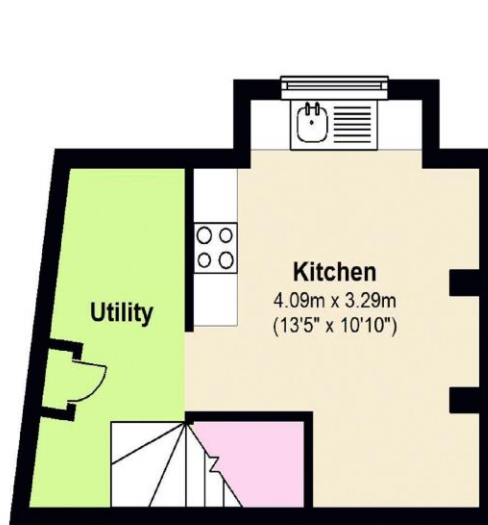
### Lower Ground Floor

Approx. 18.2 sq. metres (195.8 sq. feet)



### First Floor

Approx. 20.3 sq. metres (218.6 sq. feet)



Total area: approx. 87.3 sq. metres (939.4 sq. feet)

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



#### LOCATION

Travelling from Headingley on St Michaels Lane over the small railway bridge, turn left onto Beechwood Crescent, right onto Lumley Road, Lumley Avenue is on the right.

#### Council Tax Band A

#### TENURE

Freehold

#### 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

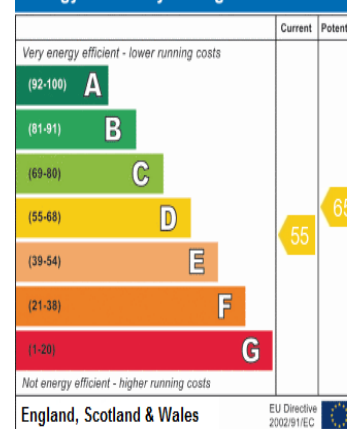
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

#### Management Clause

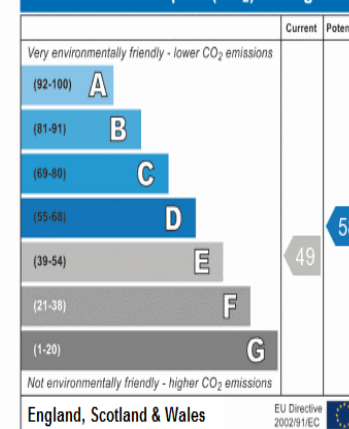
If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

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



#### Environmental Impact (CO<sub>2</sub>) Rating



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