



£275,000

23 The Village Street, Burley, Leeds, West Yorkshire, LS4 2PR

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* FIVE BEDROOM TERRACED PROPERTY ** SOME MODERNISATION & UPDATING REQUIRED ** DOUBLE GLAZING ** GARDENS TO THREE SIDES ** POPULAR LOCATION *

Early internal viewing is recommended for this brick built terraced property situated in a traditional residential area of terraced streets. Close to the cricket & rugby stadiums, the city's universities and to the retail, commercial and leisure amenities of Headingley to the north and Kirkstall to the south.

The property is an end-terraced house over four floors with both the basement and attic conversions providing additional accommodation.

Briefly throughout it comprises of a ground floor Hallway, Living Room & Kitchen; Three First Floor Bedrooms, a House Bathroom and a Separate Shower Room; Two Second Floor Bedrooms. The outside space is to three sides and is mainly hard landscaped with the larger side garden being available to the occupant of the basement.

GROUND FLOOR:

Open Plan Living Space:

Bedroom:

Shower Room:

Hall:

Kitchen:

Living Room:

FIRST FLOOR:

Bedroom:.

Bedroom:..

Bedroom:...

Bathroom:

Shower Room:.

Bedroom:....

Bedroom:.....

TO THE OUTSIDE:

Gardens:

EPC Link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8708-1549-5529-5996-5223>

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Leave Leeds city centre along Burley Road, turn right into Cardigan Lane, left into Stanmore Hill and left into The Village Street

