



Cliffe Terrace, Leeds

- THREE BEDROOM MID TERRACE
- NO ONWARD CHAIN
- TAX BAND A / EPC D

- CASH BUYERS ONLY
- IN NEED OF MODERNISATION

£140,000

Tenure: Freehold

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Cliffe Terrace, Leeds

DESCRIPTION

A mid terraced stone cottage in need of modernisation with gas central heating, the accommodation consists of a living room, dinning kitchen, two double bedrooms, a loft room and house bathroom. To the outside is gardens to front and rear with detached garage. This property is well placed for access to rail links and motorways.

Due to the renovation which is needed this property is only suitable to cash buyers.



Cliffe Terrace, Micklefield, Leeds, LS25

Approximate Area = 1047 sq ft / 97.3 sq m (includes garage)

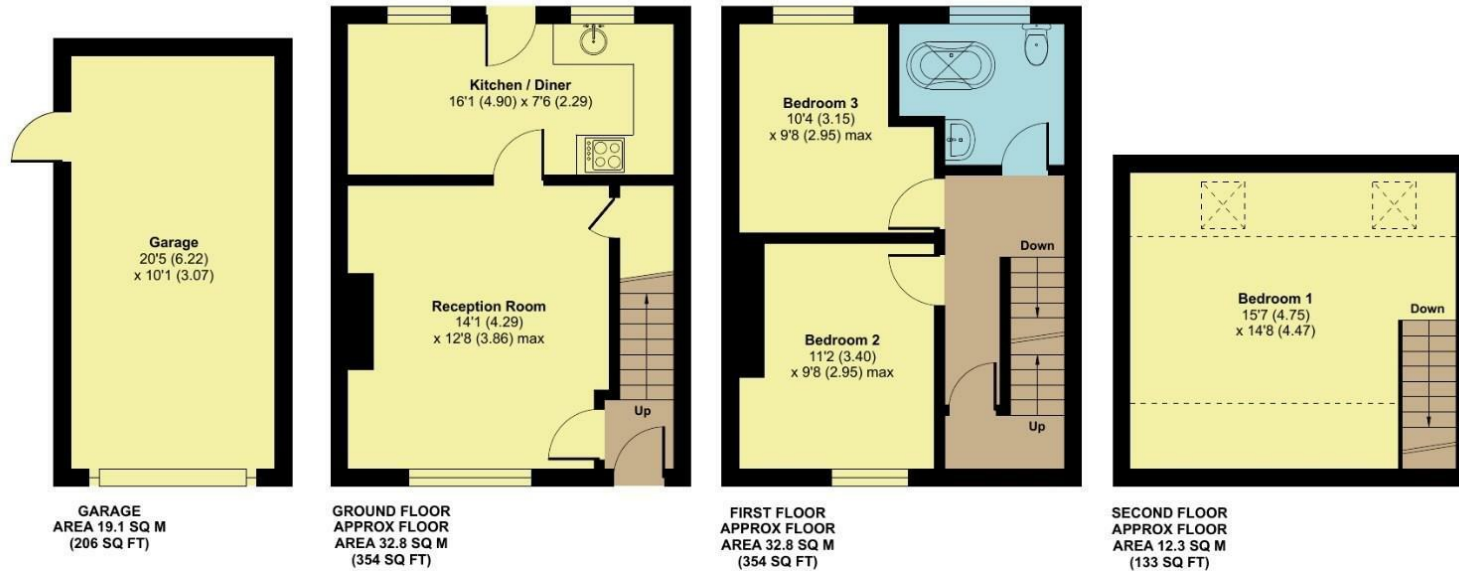
Limited Use Area(s) = 103 sq ft / 9.6 sq m

Total = 1150 sq ft / 106.8 sq m

For identification only - Not to scale



Denotes restricted
head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Hunters Property Group. REF: 955220

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:



wetherby@hunters.com <https://www.hunters.com>



Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		82	(81-91) B
(69-80) C			(69-80) C
(55-68) D	56		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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