DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £480,000

- Beautifully presented period home, four-bedroom mid-terraced house
- 1519 sq,ft a good-sized home
- Lounge with fire and character features
- Stunning open plan kitchen/dining room - great for entertaining
- Two modern bathrooms, one Jack and Gill
- Positioned on a cul-de-sac
- Character and great condition throughout
- Stunning patio space which is

Heathfield Terrace, Leeds, LS6 4DE

An immaculately presented mid terraced period property offering high specification throughout, the property has been renovated by the current owners and would make an ideal purchase for couples or a growing family looking to settle down in this highly desirable residential area of Far Headingley. Set in a sought after address within an

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General remarks

A charming and characterful Victorian property in this popular location, decorated to a high standard throughout. The property enjoys some wonderful period detailing together with a rear South facing garden. The property also offers central heating, double glazing and a number of further characterful features. This family home is in very good order throughout with great room proportions comprising of: Welcoming entrance hallway, front lounge with log burner, modern fitted kitchen/dining with granite work surfaces and ample storage, access to outside and further access to the basement. The lower floor is the basement, currently utilised as a utility room and storage area, offering excellent potential for conversion into additional living accommodation, subject to necessary consents. On the first floor there is a large contemporary house bathroom, a generous master bedroom and further double bedroom. On the second floor there are two double beds with a Jack and Jill en-suite serving both bedrooms.

Externally the property benefits from a low maintenance front garden and an attractive south-facing rear garden with enclosed fencing, providing a perfect space for outdoor dining and entertaining. Resident permit parking is available on-street.

Offering a superb combination of period charm, modern presentation and flexible living space, this impressive home must be viewed to be fully appreciated.

The property is pleasantly situated within easy walking distance of a wide choice of amenities, including shops, schools and recreational facilities, parks, cafes and cinema. Waitrose and Aldi, Sainsburys all walking distance. The centre of Leeds is easily accessible and with the Leeds Outer Ring Road nearby, so too are the surrounding business centres of Bradford, Harrogate and York and the

Directions

what3words gain.rested.lend

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services connected
- On Street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

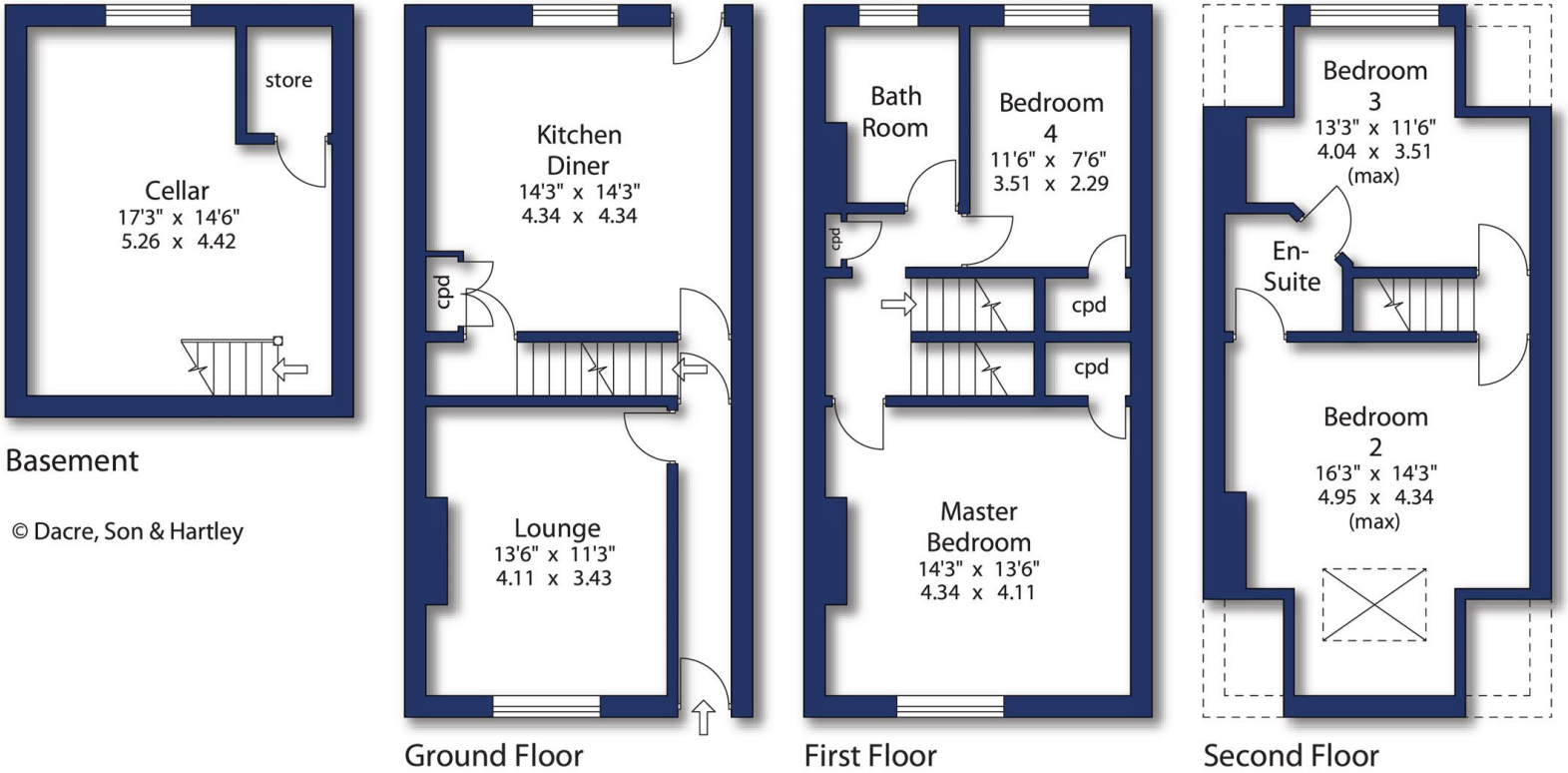
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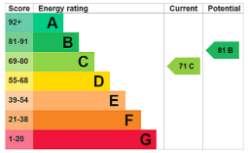




Floorplans

Approx Gross Floor Area = 1519 Sq. Feet
= 140.81 Sq. Metres





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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