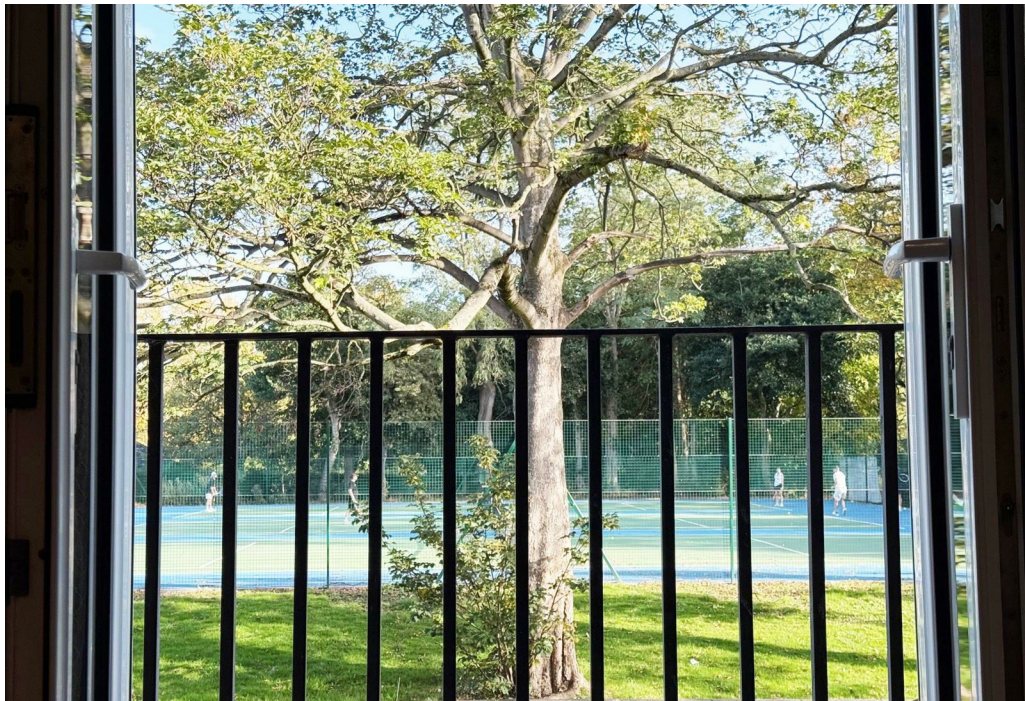


10 Abbots Mews, Burley, Leeds, LS4 2AB



1 x  | 2 x  | 2 x  | 0 x  | C  EPC





10 Abbots Mews

Guide Price £169,950

Welcome to 10 Abbots Mews, a spacious and beautifully presented two-bedroom, two-bathroom first-floor apartment, nestled in the heart of the ever-popular Burley area of Leeds. Offering a rare combination of modern living, green views, private gated parking, and no onward chain, this property is a standout opportunity for both homebuyers, parent buyers and investors.

As you step into this contemporary apartment, you're greeted by a welcoming hallway leading into a generously proportioned open-plan living and dining area. This bright and airy space is enhanced by a Juliet balcony that overlooks the beautifully kept Burley Park and its tennis courts—a rare and tranquil view to enjoy from the comfort of your home.

The modern kitchen flows from the open plan living area and is sleek and functional, offering ample cupboard space, an integrated oven with a hob above and space for a free standing fridge freezer and space for a washing machine.

The apartment features two large double bedrooms, making it ideal for sharers, couples, or those in need of a comfortable guest room or home office. The principal bedroom includes a stylish en-suite bathroom, while a second contemporary bathroom with a full suite serves guests or residents of the second bedroom.

This property also benefits from secure, gated parking with an allocated space, giving you peace of mind in a busy city setting. The building itself is well-maintained, offering excellent kerb appeal and a welcoming communal entrance.

One of the standout features of this apartment is its location. Abbots Mews is set in a quiet enclave, less than a five minutes walk to Burley Park Train Station, providing quick and easy access to Leeds City Centre in under 10 minutes. This makes it an ideal location for commuters, professionals, and students alike. The vibrant and diverse neighbourhood of Burley is home to an array of local amenities, including independent cafes, traditional pubs, modern gyms, and well-stocked supermarkets such as Aldi and Co-op. You're also just minutes from the bustling Cardigan Fields retail and leisure complex, where you'll find a cinema, restaurants, bowling alley, and even a rock-climbing centre.

For those who love green space, Burley Park is right on your doorstep—perfect for morning jogs, dog walks, or relaxing afternoons in the sun. The park also hosts community events and provides well-maintained tennis courts, making it a real asset to the neighbourhood. Nearby Headingley offers even more with its trendy bars, eateries, and shops, all within walking distance. The Headingley Cricket Ground & The Leeds Rhino's Ruby Ground is only a moments walk from the property which is great for sporting fans.

Whether you're a first-time buyer, parent buyer looking to house your off spring when at university, an investor seeking good rental yields, or someone looking to downsize without compromising on lifestyle or location, this apartment offers everything you need—and more. With no onward chain, the move can be swift and hopefully stress-free.

Important Information

TENURE - LEASEHOLD - Term 125 years from 1st August 2003.

Service Charge & Buildings Insurance - £152.00 per month.

Ground Rent - £150.00 per annum.

Property Managers - Adair Paxton.

Council Tax Band B.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.





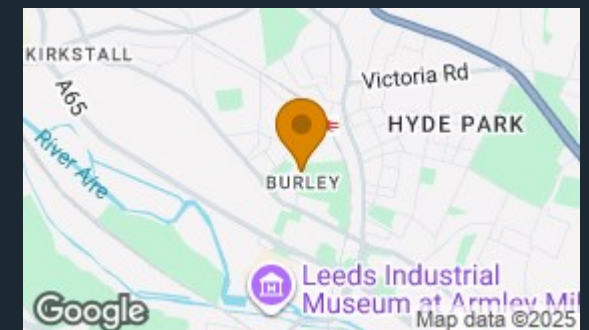
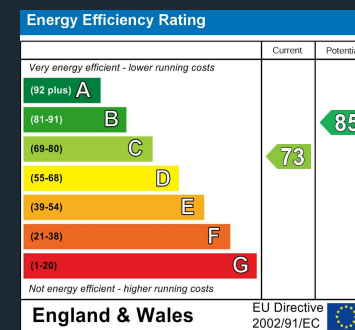
Ground Floor

Total Area: 65.9 m² ... 710 ft²

All measurements are approximate and for display purposes only

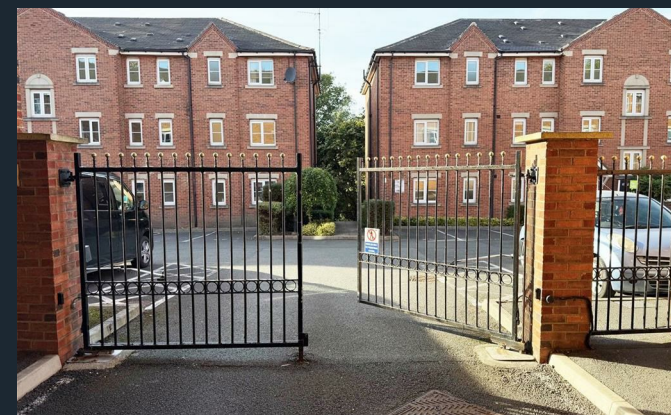
Local Authority
Leeds City Council

Council Tax Band
B





Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ



Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk