



£210,000 Region



- Spacious & characterful first floor flat
- Two double bedrooms
- Garage included
- Ideal investment or first home
- Close to Beckett's Park & Headingley
- Long 999 year lease



**A CHARACTERFUL AND SPACIOUS TWO BEDROOMED FIRST FLOOR FLAT WITH A GARAGE, SITUATED IN THIS SOUGHT-AFTER AND VERY CONVENIENT LOCATION, A SHORT WALK TO THE LOVELY OPEN SPACES OF BECKETT'S PARK AND INTO HEADINGLEY WITH ITS EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.**

The property is currently tenanted on a rolling contract so ideal as on-going investment or perhaps as a first home with vacant possession potentially available by negotiation.

The gas centrally heated an UPVC double glazed accommodation comprises an entrance hall and stairs up to the first floor, a generous lounge and dining area with serving hatch to the fitted kitchen with wooden worktops and a breakfast bar, a small utility area, two double bedrooms and a bathroom w/c. Externally we understand a small area of garden to the rear is included within the title along with a single garage and parking.

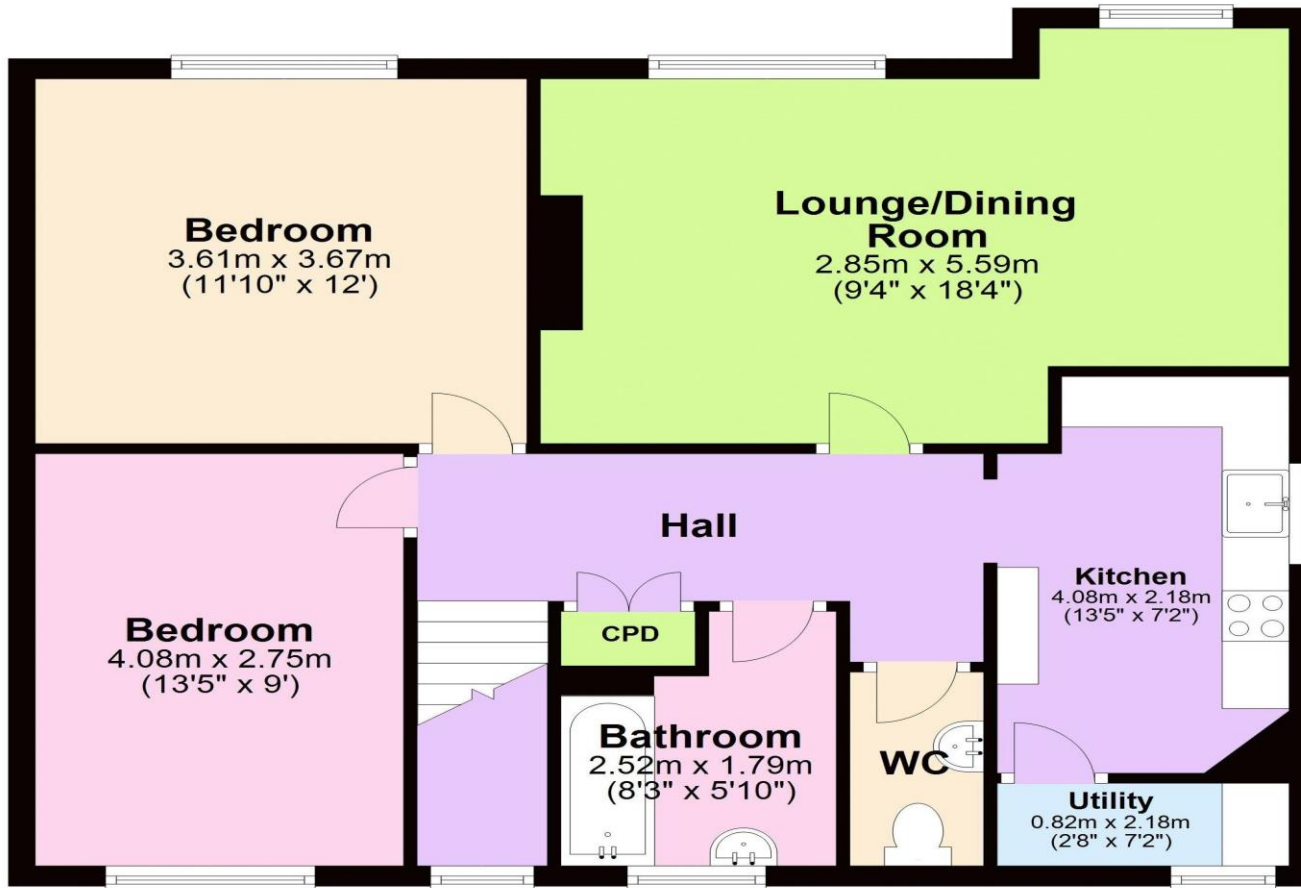
The property is leasehold on long lease of 999 years from 2016. We understand there is no ground rent and no set service charge as the leaseholders of the four flats in the block share repair costs when required - intending buyers should verify this with their legal advisor.





# Floor Plan

Approx. 77.2 sq. metres (830.7 sq. feet)



Total area: approx. 77.2 sq. metres (830.7 sq. feet)

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

### Tenure

Leasehold Lease 999 years from 6.10.2016

### Council Tax Band

C

### Possession

Subject to tenancy

### Point to note

Photos taken pre tenancy

### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract.  
Intending purchasers must rely upon their own inspection of the property.



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