



£189,950 Region



- Immaculate 3x Bedroom Apartment
- Beautiful Leafy Setting with Lovely Top Floor Garden Views
- Vacant Possession & No Onward Chain
- Well Managed Communal Gardens & Garage
- Gas Central Heating & UPVC D/Glazed
- Quality Interior - A Must See!



A LIGHT & AIRY, EXTREMELY WELL PRESENTED THREE BEDROOMED SECOND FLOOR APARTMENT. Situated in this DESIRABLE LEAFY RESIDENTIAL LOCATION, on the FRINGE OF WEETWOOD CONSERVATION AREA, close to local amenities and within easy reach of Leeds city centre and onto the major road networks. Providing beautifully presented contemporary accommodation, the flat is located in a highly attractive position within the popular development, surrounded by mature hedging and trees, enjoying fantastic open leafy views from all the internal windows. A truly must see, the apartment would suit first time buyers, those downsizing and potential interest to investors, in an immaculate condition and ready to move into or let..

On viewing, we are sure you will note, the well maintained communal entrance and hallways and the mature extended communal gardens, offering lovely valuable sitting out space, not often seen in more modern purpose built properties! The apartment also comes with a garage. All contents are available by separate negotiation, keeping a buyers setting up costs to a minimum!

The accommodation briefly comprises: communal entrance with door entry system, entrance hall, spacious lounge with Upvc double glazed patio doors Juliett balcony, stunning high gloss fitted kitchen with integrated appliances, three spacious double bedrooms each with fitted wardrobe space, modern bathroom suite and a separate wc..

Additional features include gas central heating, generous internal storage. PRIVATE GARAGE and on site and street permit parking. Attractive long lease of 999 years from September 1961. There is no ground rent and the service charge is £400 per quarter.

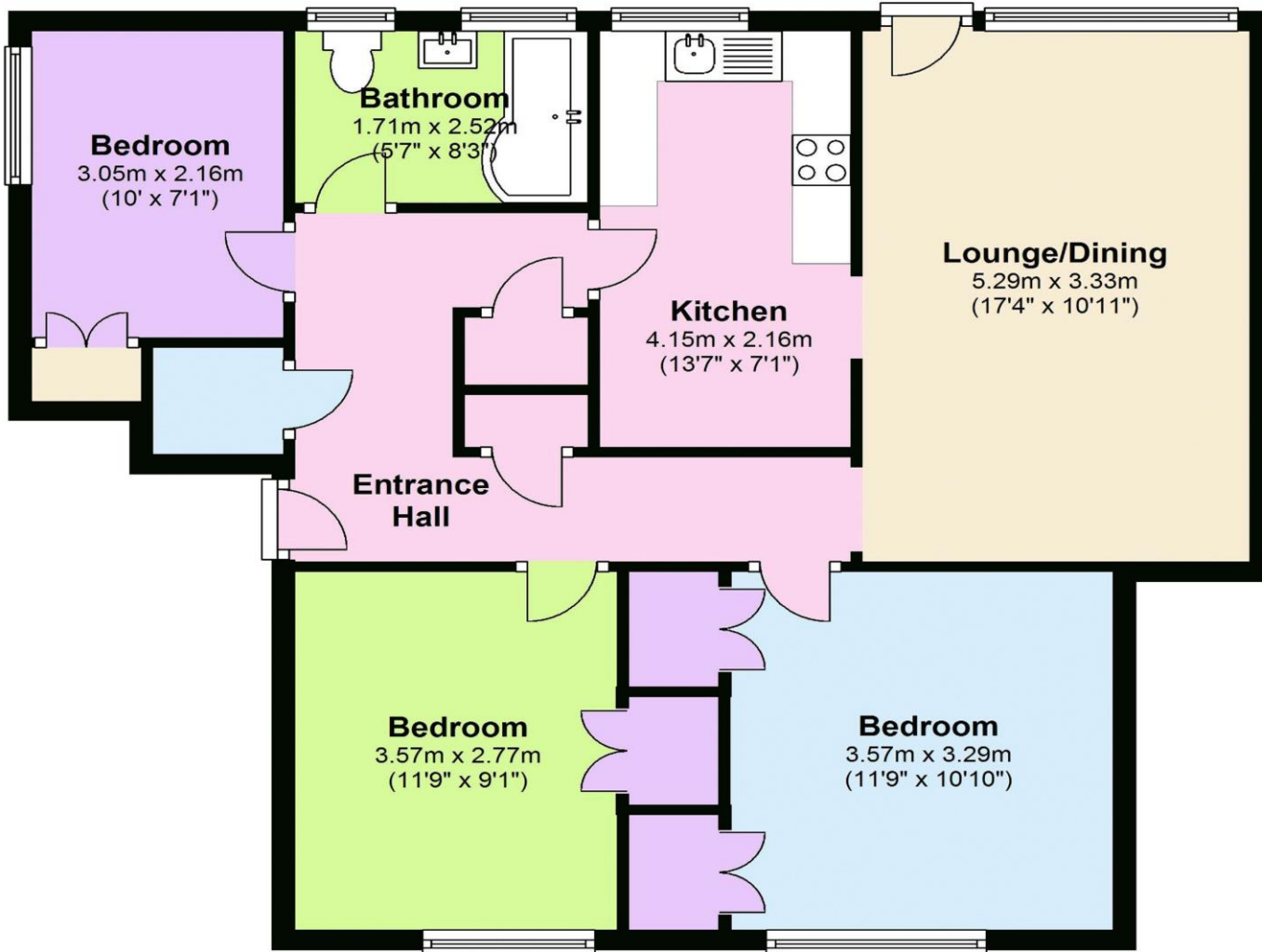
INTERNAL VIEWING STRONGLY RECCOMENDED





Floor Plan

Approx. 78.1 sq. metres (841.1 sq. feet)



Total area: approx. 78.1 sq. metres (841.1 sq. feet)

Floor plans are for identification only. All measurements are approximate.

Plan produced using PlanUp.

Tenure
Leasehold - 999 Years from 29th September 1961

Council Tax Band
C

Possession
Vacant

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.

Houses in Multiple Occupation (HMO)
This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](#) website for more information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D	64	69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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