



£230,000 Region



- Very spacious characterful apartment
- Two double bedrooms
- Top floor with leafy views
- Very close to universities, hospital & city centre
- Secure undercroft parking space
- No chain



A CHARACTERFUL, TWO BEDROOMED VERY SPACIOUS TOP FLOOR APARTMENT WITH ELEVATED LEAFY VIEWS IN ONE OF LEEDS' MANY CONSERVATION AREAS, VERY CONVENIENTLY SITUATED IN THIS ATTRACTIVE PERIOD TERRACE, A FEW MINUTES WALK TO THE MAIN UNIVERSITY SITES, LEEDS GENERAL INFIRMARY AND LEEDS CITY CENTRE.

Offered with no chain, this lovely gas centrally heated property with generous room sizes offers buyers the chance to perhaps further cosmetically improve to their own tastes and standards, briefly comprising an entrance hall, a spacious lounge with ceiling coving and dado rail, a fitted breakfast kitchen, a principle bedroom with built-in wardrobes, a second double bedroom, a bathroom w/c and a large storage cupboard with access to useful loft space. Externally there are communal gardens and a secure under croft parking space with some additional visitor spaces, accessed via a remote-controlled door.

An ideal purchase for a professional person/couple or possibly investment.

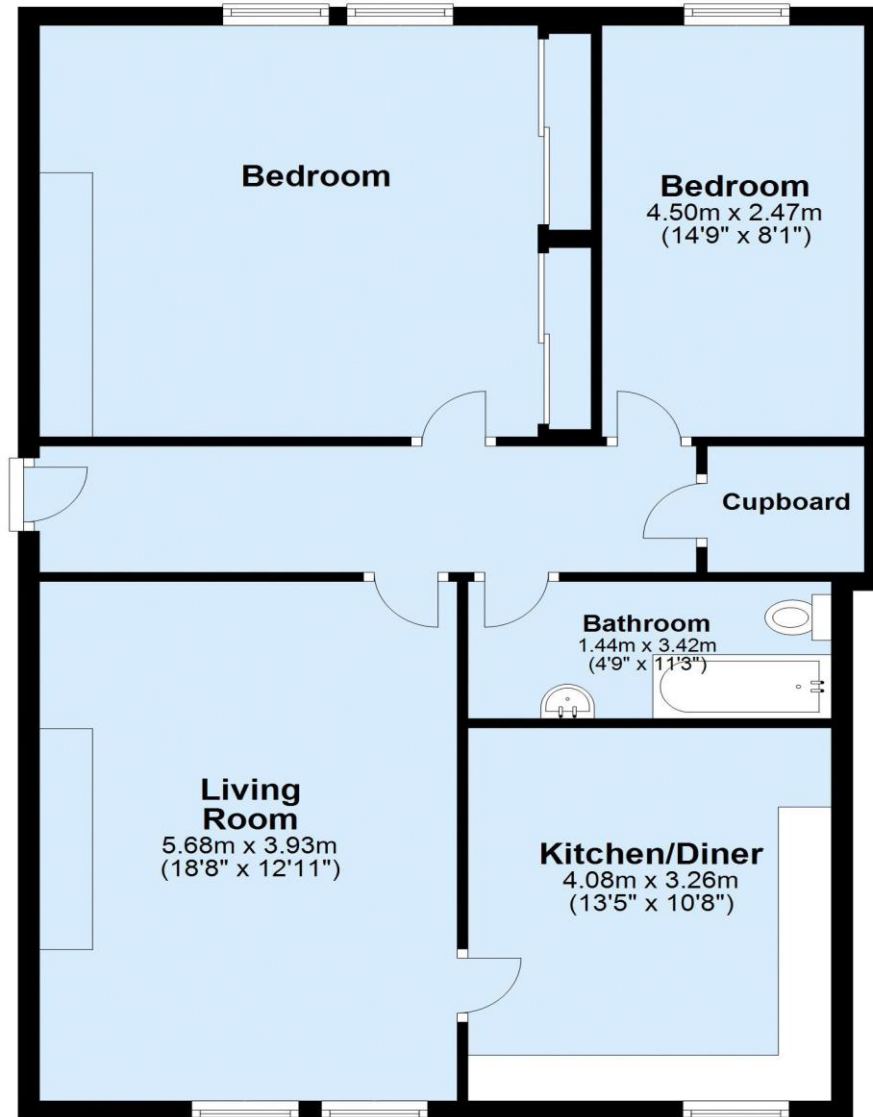
The property is leasehold and we understand the lease is 150 years from 1988 and the service charge, including buildings insurance, is £1991.50 for the period July to December 2024. We are also advised that there is no ground rent.





## Top Floor

Approx. 88.7 sq. metres (954.3 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

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.

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

### Tenure

Leasehold: Lease information: 150 years less two days from the 1st of June 1988. 114 years left on the lease as of 2024. Ground rent: The freeholder is Chatsworth House (Leeds) Limited. This is a residents' management company to which all leaseholders are members of. For this reason, ground rent is not applicable. Building insurance is included within the service charge.

### Council Tax Band

C

### Possession

Property is sold as 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Your Sales and Lettings Specialist in North Leeds