



**£189,995 Region**



- Lovely ground floor apartment
- Two double bedrooms
- Master bedroom with dressing area & en-suite
- Direct access to gardens & patio
- Attractive communal garden & secure parking
- Very close to train station & Headingley





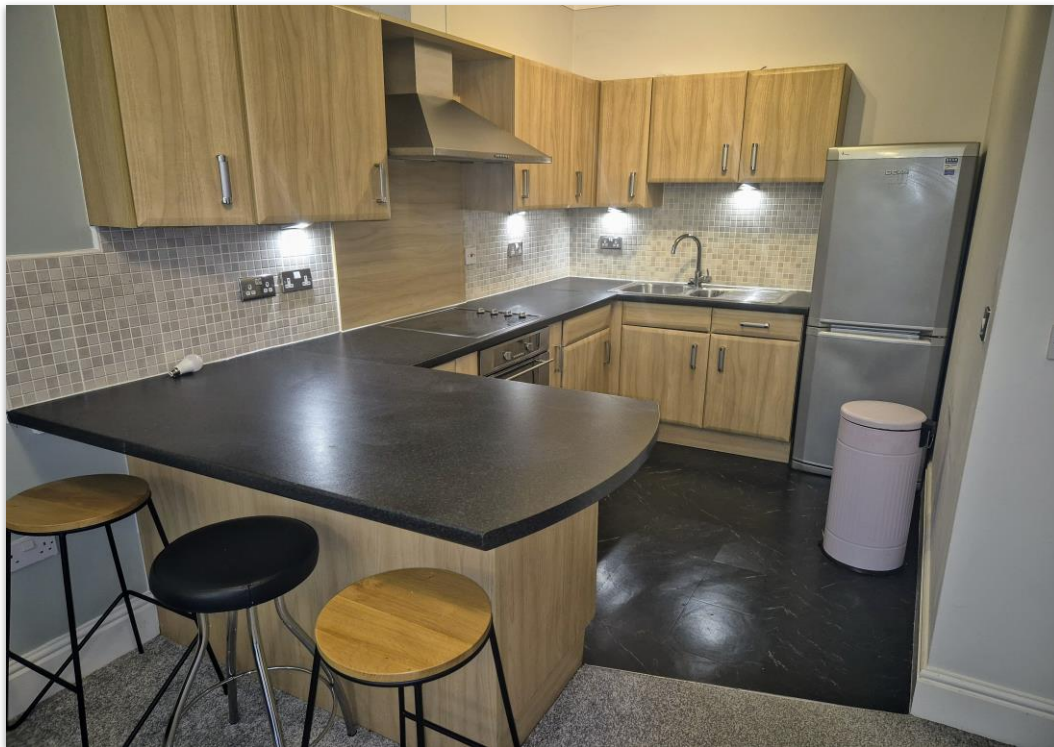
**A LOVELY SPACIOUS TWO DOUBLE BEDROOMED GROUND FLOOR MODERN APARTMENT SITUATED IN THIS ATTRACTIVE DEVELOPMENT WITH WELL TENDED ESTABLISHED COMMUNAL GARDENS AND ENCLOSED PARKING, LOCATED IN HEADINGLEY'S LEAFY CONSERVATION AREA, JUST A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY WITH LEEDS CITY CENTRE AND THE UNIVERSITIES ALSO WITHIN EASY REACH.**

The property is offered with vacant possession, ideal for investment or as a private/first home. Located to the rear of the development, offering quieter surroundings and benefiting from its own access to the garden via patio doors from the lounge onto a small paved patio area, great for sitting out.

The accommodation comprises a generous entrance hall with two good sized bedrooms, the master bedroom having a walk through dressing room area with built-in wardrobes either side leading to an en-suite shower room w/c, a 'house' bathroom w/c and an open plan lounge and modern fitted kitchen with breakfast bar.

The property is leasehold with a 999 year lease from 2005, £350 p/a ground rent and £340 quarterly service charge which we understand includes buildings insurance.

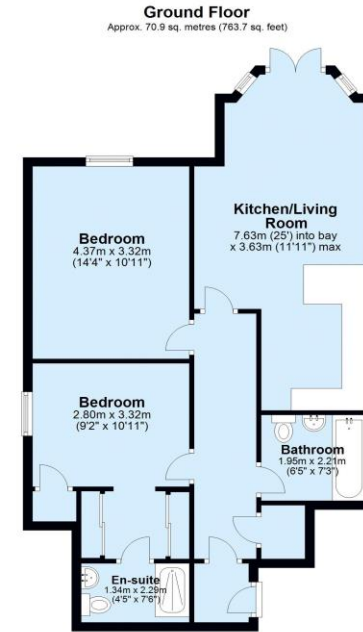
Externally, the development is fully enclosed with electric gates proving access to the attractive garden and parking space allocated to this property. Internal viewing strongly recommended of this well presented and maintained apartment.











Total area: approx. 70.9 sq. metres (763.7 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.

**Tenure** Leasehold  
**Council Tax Band** B  
**Possession** Vacant from 1st March 2025

#### 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](https://www.leeds.gov.uk/) website for more information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	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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