



- Very spacious duplex apartment
- Three double bedrooms, one with en-suite
- Secure parking space
- Stunning supersize lounge
- Close to shops & train station
- No chain, ideal first home



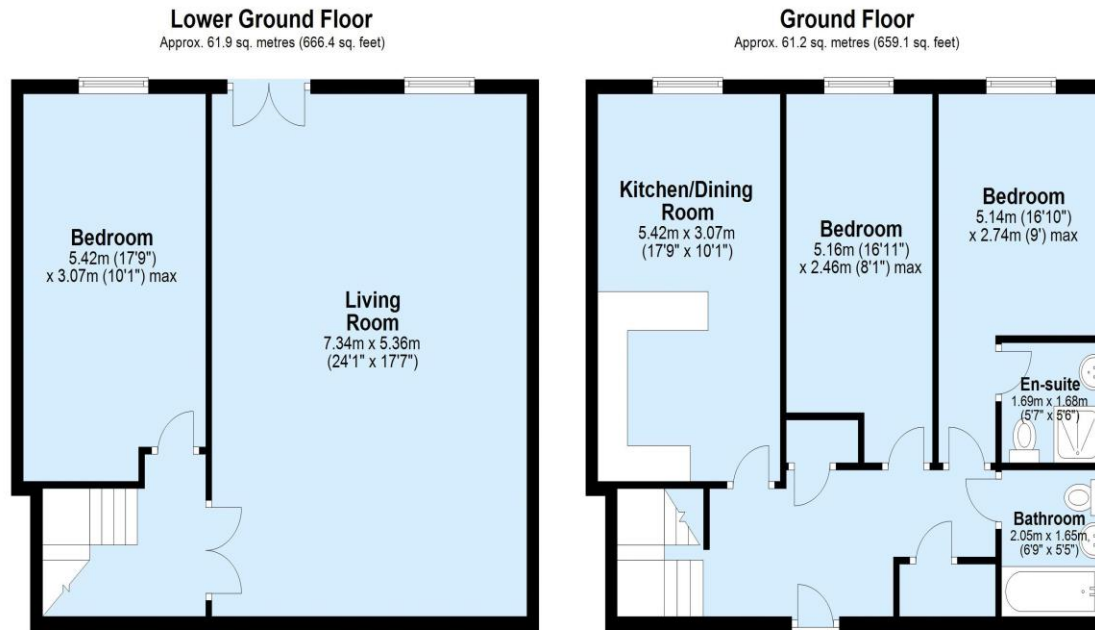
IF SPACE IS WHAT YOU ARE AFTER, THEN THIS FANTASTIC THREE BEDROOMED DUPLEX APARTMENT HAS IT IN ABUNDANCE! THE PROPERTY IS LOCATED IN A MODERN WELL MANAGED DEVELOPMENT, VERY CONVENIENTLY SITUATED OPPOSITE PARKLAND AND PUBLIC TENNIS COURTS, A FEW MINUTES WALK TO BURELY PARK TRAIN STATION, LOCAL SHOPS AND WITHIN EASY REACH OF HEADINGLEY, THE CITY CENTRE AND UNIVERSITIES.

Offered with no chain, this very spacious property would make a great first home with additional flexible space for a home office, gym, TV room etc, briefly comprising an entrance hall, two double bedrooms, one with an en-suite shower room w/c, a 'house' bathroom w/c and a dining kitchen, most of these rooms enjoying leafy views to the rear. On the lower ground floor there is a further large double bedroom and a very impressive supersize lounge with doors to the rear of the development with space to sit out.

Externally, there are well maintained leafy gardens and an allocated parking space within an enclosed courtyard. The property is leasehold with a 125 year lease from 2003 and we understand the service charge is £1,134 p/a, the ground rent £150 p/a and the buildings insurance £672.50 p/a. Internal inspection absolutely essential for buyers to fully appreciate the generous room proportions with scope & flexibility for creating a home to meet individual requirements.







Total area: approx. 123.1 sq. metres (1325.5 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 possession on completion.

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		81 B
69-80	C		
55-68	D	65 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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