



- Spacious town house
- Three bedrooms
- Lovely communal gardens
- UPVC double glazing
- No chain, ideal first home
- Close to Roundhay Park





**A SPACIOUS THREE BEDROOMED TOWN HOUSE SITUATED IN THIS POPULAR DEVELOPMENT STANDING IN WELL ESTABLISHED COMMUNAL AND ATTRACTIVE GARDENS, VERY CONVENIENTLY SITUATED A SHORT WALK TO THE LOVELY OPEN SPACES OF ROUNDHAY PARK, TROPICAL WORLD, TENNIS COURTS, SHOPS, BARS AND RESTARAUNTS.**

Offered with no chain, ideal as a first home, the property comprises an entrance hall, a downstairs w/c, a modern fitted kitchen and a large lounge and dining area, with access to the gardens to the rear. Upstairs, there are two double bedrooms, a third single bedroom and a bathroom w/c. Externally there are well tended communal gardens and some limited parking with additional on street parking.

The property is leasehold with a 999 year lease from 1982 with an annual service charge of circa £1825 p/a including buildings insurance and no ground rent. We understand that the roof and cladding have just been replaced at a substantial cost as part of a development wide improvement scheme.

Contents available by negotiation keeping setting up costs to a minimum.

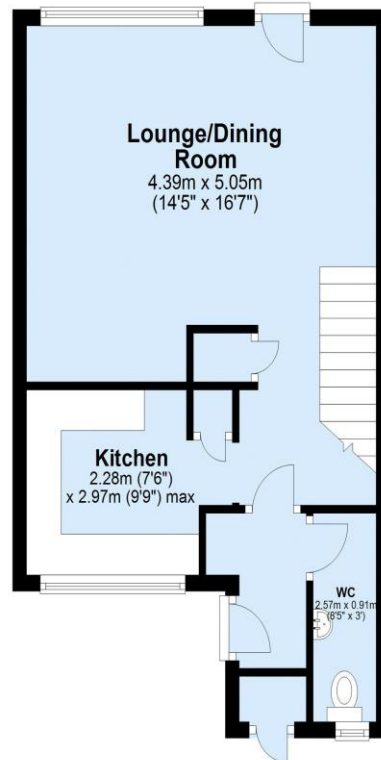






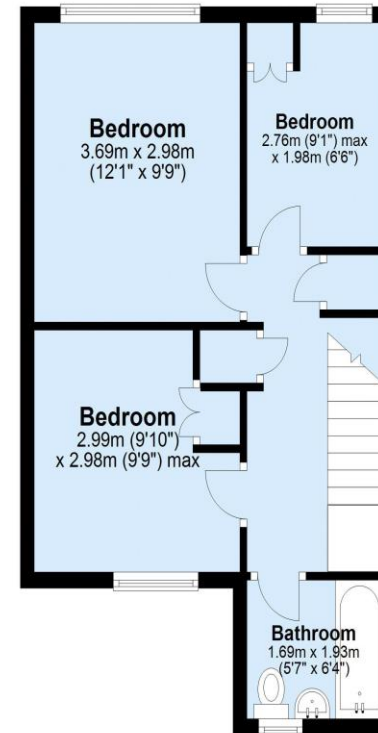
## Ground Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



## First Floor

Approx. 37.7 sq. metres (405.3 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.

**Tenure** Leasehold  
**Council Tax Band** C  
**Possession** Sold as vacant possession

### 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

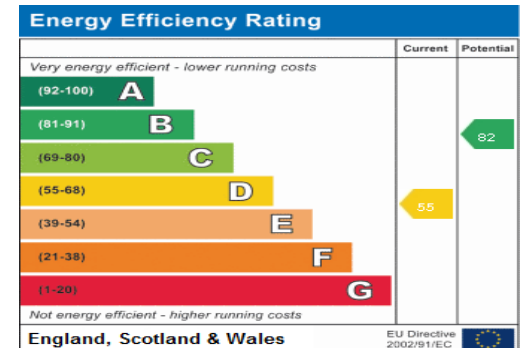
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### 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/city-council) website for more information.*



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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