

Castlehill

Estate & Letting Agents

23 Abbots Mews, Leeds
LS4 2AB



£169,950 Region



- Lovely first floor apartment
- Two double bedrooms, two shower/bathrooms
- Allocated secure parking space
- Opposite Burley park & tennis courts
- Close to shops & train station
- Ideal first home or investment



A LOVELY WELL PRESENTED TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT WITH LEAFY VIEWS TO THE REAR SITUATED IN THIS ATTRACTIVE MODERN DEVELOPMENT, OPPOSITE BURLEY PARK WITH TENNIS COURT AND GARDENS, A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE UNIVERSITIES.

The well planned accommodation comprises an entrance lobby with space for storing coats and shoes, an entrance hall, a fantastic open plan modern kitchen with breakfast bar and lounge with French doors to a Juliet balcony overlooking trees and parkland, a double bedroom with an en-suite shower room w/c and a second double bedroom with en-suite additional access to the 'house' bathroom w/c.

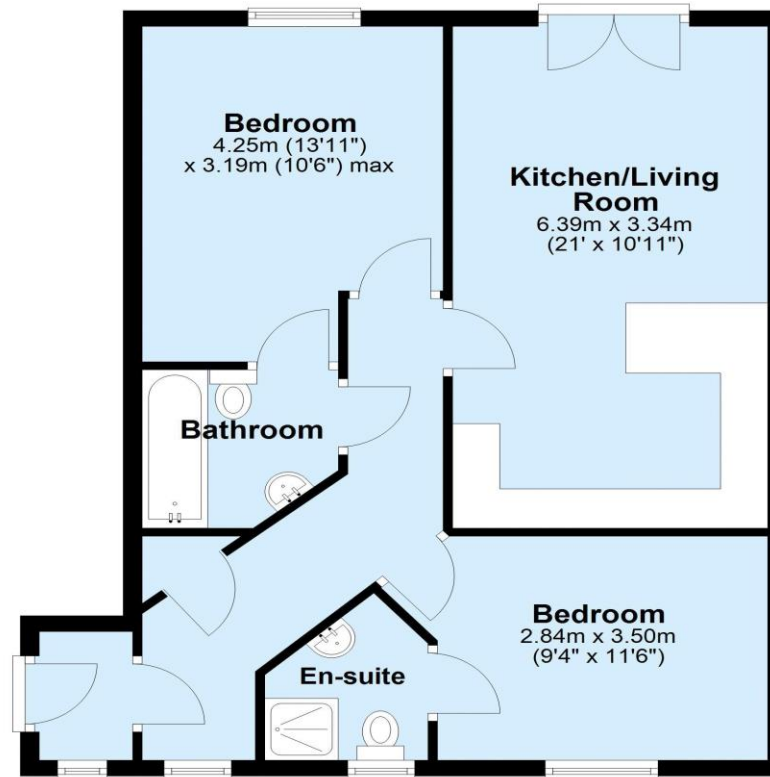
Outside there is an enclosed car park with electric gates and an allocated parking space, well tended communal gardens and a bike store. The property is offered with no chain and immediate vacant possession, therefore ideal for private buyers, possibly as a first home or parents buying for son or daughter at university. Also, very suitable for investment with potential income of circa £1000pcm. The property is leasehold with a 125 year lease from 2003, the service charge is circa £1361 p/a paid quarterly, £150 p/a ground rent and circa £486 p/a buildings insurance.





First Floor

Approx. 63.5 sq. metres (683.9 sq. feet)



Total area: approx. 63.5 sq. metres (683.9 sq. feet)

Tenure Leasehold
Council Tax Band B
Possession Will be sold subject to 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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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