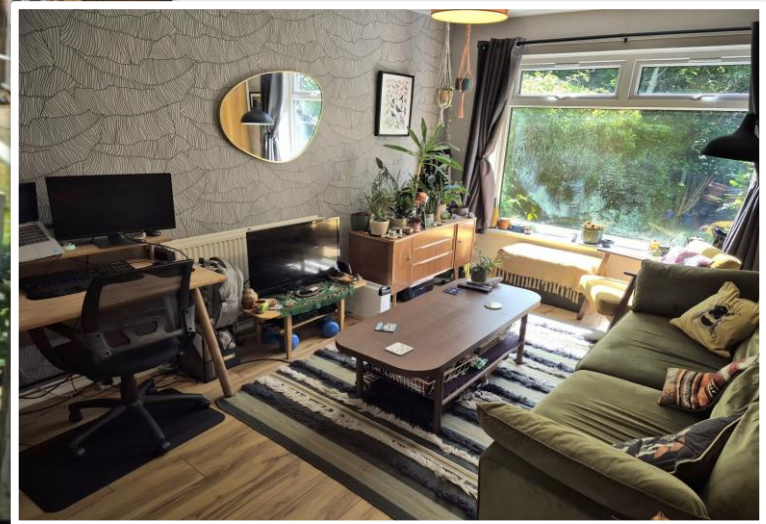




- Characterful ground floor flat
- One double bedroom
- Private gardens & separate entrance
- Close to shops
- Leafy woodland views to the rear
- Ideal first home





**A LOVELY ONE BEDROOMED GROUND FLOOR FLAT WITH LEAFY WOODLAND VIEWS TO THE REAR. ITS OWN GARDENS AND SEPARATE ENTRANCE, SITUATED IN THIS POPULAR RESIDENTIAL LOCATION, CLOSE TO LOCAL SHOPS, SCHOOLS AND WITH EASY ACCESS INTO HEADINGLEY WITH IT'S EXTENSIVE AMENITIES AND LEEDS CITY CENTRE.**

The characterful and deceptively spacious, gas centrally heated and UPVC double glazed property comprises a useful entrance porch, entrance hall, a lounge with views over the rear garden and side access onto a small covered veranda, a modern fitted kitchen, a double bedroom and a bathroom w/c.

The property also benefits from owning the front and rear gardens with the rear garden providing a sunny afternoon aspect backing onto woodland beyond. Both gardens are laid mostly to lawn with mature hedge borders and planting. Ample parking is available on street.

The property is leasehold with a lease term of 125 years from 1993.

We understand the service charge is a very economical £280 p/a with no ground rent.

Internal viewing strongly advised, highly suitable as a first home.



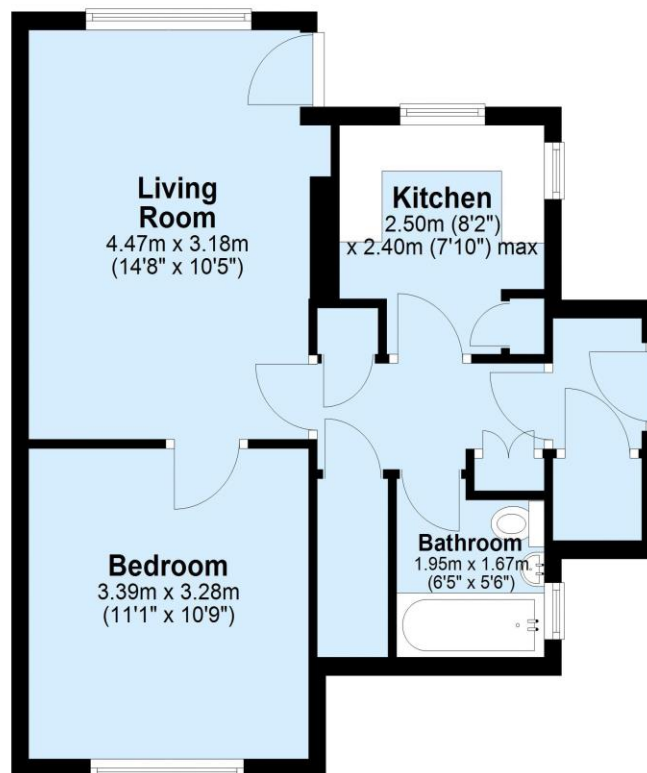






## Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



Total area: approx. 44.9 sq. metres (483.6 sq. feet)

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

### 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	71 C	75 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.

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