



- Lovely first floor apartment
- Delightful private garden & garage
- Two bedrooms, large lounge
- No chain, great first home/downsizer
- Leafy Headingley location
- Very close to amenities, shops, bars and restaurants



A WONDERFUL VERY WELL PRESENTED TWO BEDROOMED FIRST FLOOR APARTMENT WITH A GARAGE AND A LOVELY, GENEROUS PRIVATE GARDEN WITH PATIO, SITUATED ON THIS ATTRACTIVE & SOUGHT-AFTER LEAFY STREET IN HEADINGLEY'S CONSERVATION AREA, JUST A SHORT WALK INTO HEADINGLEY WITH IT'S EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.

Offered with no chain and contents by negotiation, providing spacious, tastefully presented gas centrally heated and UPVC double glazed accommodation, briefly comprising an entrance hall and stairs to the first floor, a landing, a generous lounge with lovely leafy views over neighbouring gardens, a modern fitted kitchen, two good sized bedrooms and a fully tiled bathroom w/c with a modern white suite.

Externally, there is drive leading to a single garage, a delightful separate large private garden with a lawn and patio surrounded by mature trees, hedges and planted borders. Ideal for first time buyers, down siziers or perhaps investment.

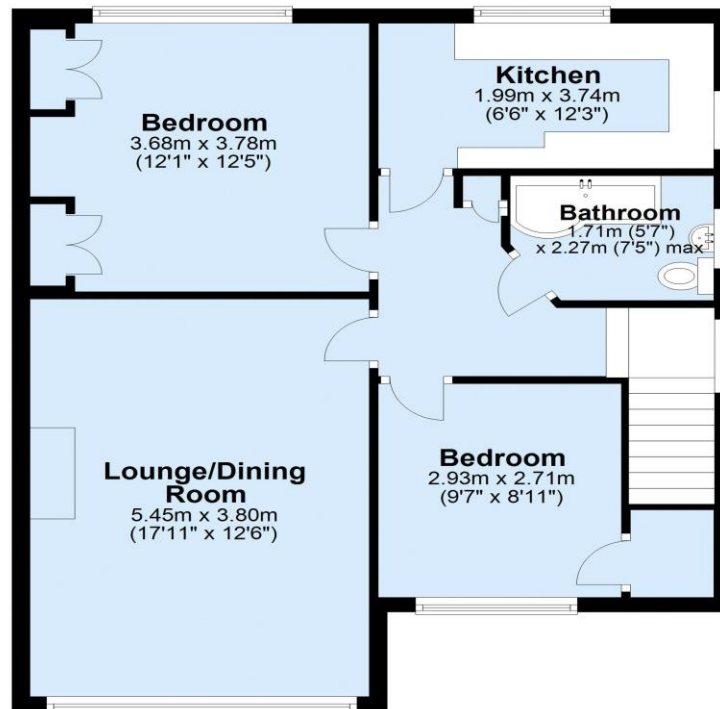
The property is leasehold with very favourable terms of a 999 year lease from 2010 with each flat owner having a share in the freehold. The service charge is currently £450 p/a with no ground rent.





First Floor

Approx. 65.4 sq. metres (703.7 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 C
Possession 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 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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