Castlehill
Estate & Letting Agents

Flat 2, Hesketh Court Hesketh Road, Leeds LS5 3ET

£159,950 Region



- Sensibly Priced Two Bedroomed Apartment
- No Chain & Immediate Vacant Possession
- Ideal First Home or Rental Investment
- Undercroft Parking Space & Access to Communal Gardens
- Master En Suite Bedroom
- Highly Sough-After Kirkstall Location



A WELL PRESENTED GAS CENTRALLY HEATED & UPVC DOUBLE GLAZED TWO BEDROOMED GROUND FLOOR APARTMENT VERY CONVENIENTLY SITUATED, WITHIN A FEW MINUTES WALK TO HEADINGLEY TRAIN STATION, THE ATTRACTIVE OPEN SPACES OF KIRKSTALL ABBEY AND CLOSE TO LOCAL AMENITIES INCLUDING KIRKSTALL SPORTS CENTRE & SHOPPING COMPLEX.

Offered with no chain and immediate vacant possession on completion, it would be a lovely first home or an attractive rental investment. A particular feature; the property benefits from having direct access to the communal gardens from the lounge, providing some valuable shared outside space, not often seen in larger purpose built in flats, and comes with a gated 'Undercroft' parking space. In brief; the neutrally presented accomodation comprises; an entrance hall, with built in storage cupboard, audio door entry, a separate fitted kitchen, lounge with upvc patio doors to outside, master bedroom with en suite shower room & wc and a second double bedroom and a modern bathroom suite with a shower over the bath and w/c. Additional features include, gas central heating & upvc double glazed.

There is a long lease of 999 years from January 2004 (976 years remaining) with a service charge of £60 PCM including ground rent. There are some kitchen appliances and a bed frame available by separate negotiation, keeping a buyers setting up costs to a minimum. and whether buying for investment or as a private home, this must be a great opportunity for a buyer or tenant to move straight in to.

Early internal viewing strongly recommended, weather buying for investment or as a private home, this must be a great opprtunity for a buyer or tenant to move straight it to!





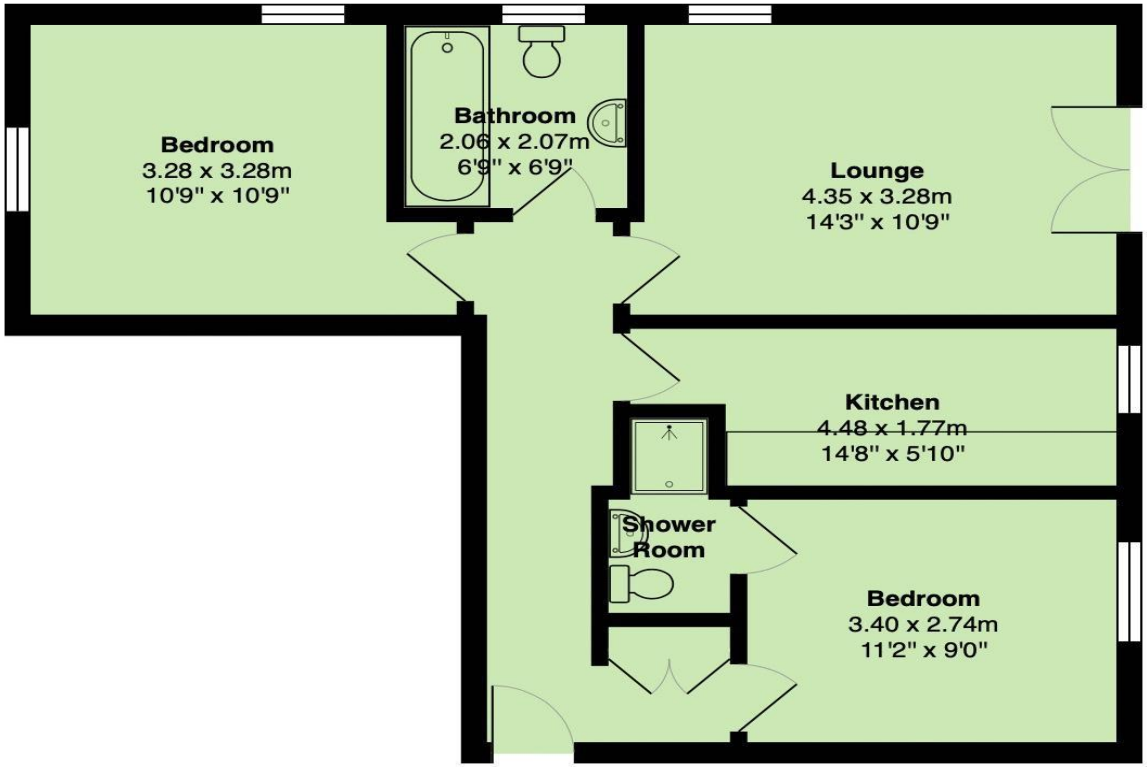








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 60.8 m² ... 655 ft²

Tenure Lease Start Date 13/10/2004, Lease End Date 01/01/3003, Lease Term 999 years from 1 January 2004, Lease Term Remaining 976 years **Council Tax Band** B

Possession Vacant possession on completion

Viewings - All viewings are by appointment only. Please note that some viewing arrangements may require at least 24 hours notice.

Offer procedure -If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend an independent mortgage broker along with other property professionals.

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of of address. The fee for these checks is £36 including vat per purchaser.

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.

House in Multiple Occupation (HMO) - This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the Leeds City Council website for more information.

The Renters' Rights Act - The Renters' Rights Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

Disclaimer -None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.