



- 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, 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 sizers 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.

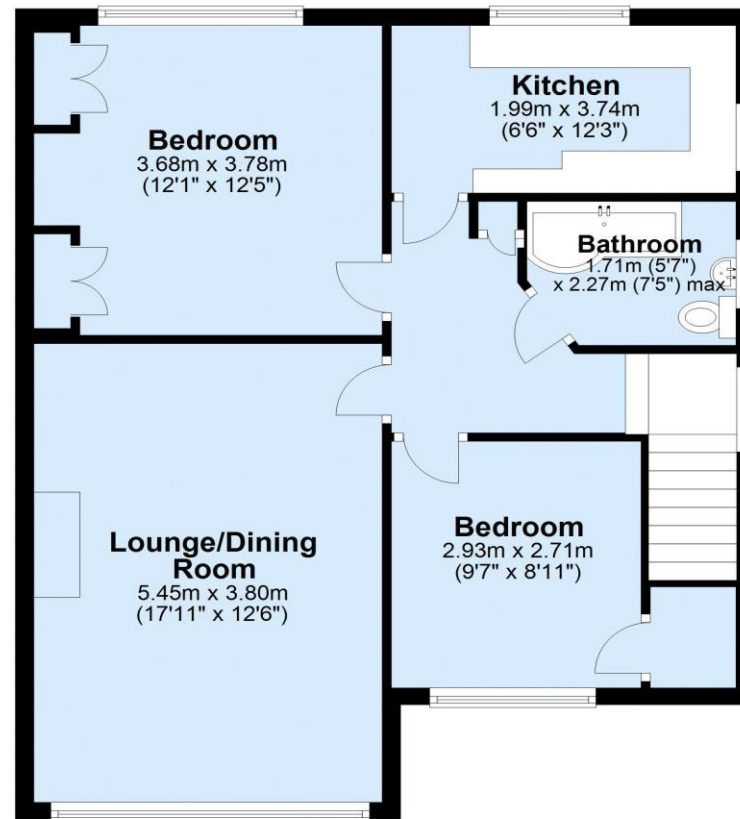




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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 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](https://www.leeds.gov.uk/council/city-council/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.

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