

Castlehill

Estate & Letting Agents

44 Welton Court Welton Grove, Leeds
LS6 1ES



£139,950 Region



- Two Bedroom Ground Floor Flat
- No Chain & Vacant Possession on Completion!
- Well Presented Accomodation
- On Site Private Shared Parking
- Central Hyde Park Location
- IDEAL HOME OR INVESTMENT



A MODERN & WELL PRESENTED PURPOSE BUILT TWO BEDROOMED GROUND FLOOR APARTMENT in a highly convenient position. **CLOSE TO CENTRAL HYDE PARK BUT TUCKED AWAY IN A CUL-DE-SAC WITH NO THROUGH TRAFFIC**, a great first home opportunity, parent purchase for son/daughter or investment! Offered with no onward chain and immediate vacant possession!

The deceptively spacious and well maintained accommodation must be of considerable interest to professional single person or couple possibly linked to the Universities, first time buyers or parents looking to purchase for son/daughter at University. It comprises; of two bedrooms, both having built in wardrobes, a very good sized sitting room, a separate modern fitted kitchen and a bathroom & wc. The communal grounds are well kept and it benefits from a large private parking area, offering plenty of shared parking. (Note: Parking is for residents only and is monitored)

There is a long lease of 200 years from 1983 (157 years remaining) with a service charge of estimated at £1,575 per annum for 2026/27. Ground rent is £100 per annum. Additional features include gas central heating and upvc double glazed and the contents are also available by separate negotiation, keeping a buyers setting up costs to a minimum! **A SOUGHT-AFTER LOCATION & AN IDEAL FOR A RANGE OF BUYERS - EARLY VIEWING ADVISED**

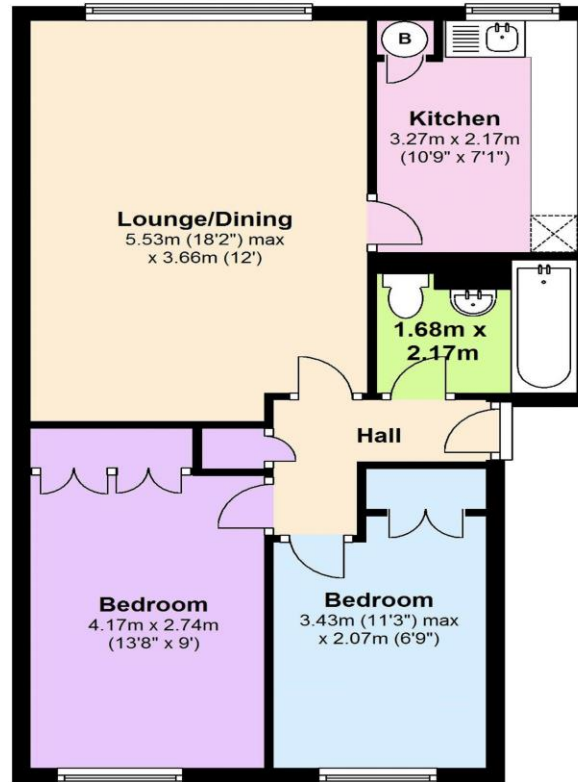




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

Approx. 55.0 sq. metres (592.3 sq. feet)



Total area: approx. 55.0 sq. metres (592.3 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure Leasehold

Council Tax Band B

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.

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/) 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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