

Castlehill

Estate & Letting Agents

19 Holborn Central Rampart Road, Leeds
LS6 2NA



£179,950 Region



- Top floor flat with private balcony
- Two double bedrooms
- Allocated secure parking space
- Very close to universities & city centre
- No chain, ideal home or investment
- Open plan lounge & kitchen



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

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A SPACIOUS TWO DOUBLE BEDROOMED TOP FLOOR FLAT WITH A FANTASTIC FEATURE BALCONY WITH ROOFTOP VIEWS TOWARDS HYDE PARK AND THE UNIVERSITIES, WITH AN ALLOCATED PARKING SPACE IN A SECURE ENCLOSED COURTYARD, SITUATED IN THIS VERY CONVENIENTLY PLACED DEVELOPMENT, JUST A FEW MINUTES WALK TO THE LOVELY OPEN SPACE OF HYDE PARK, THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.

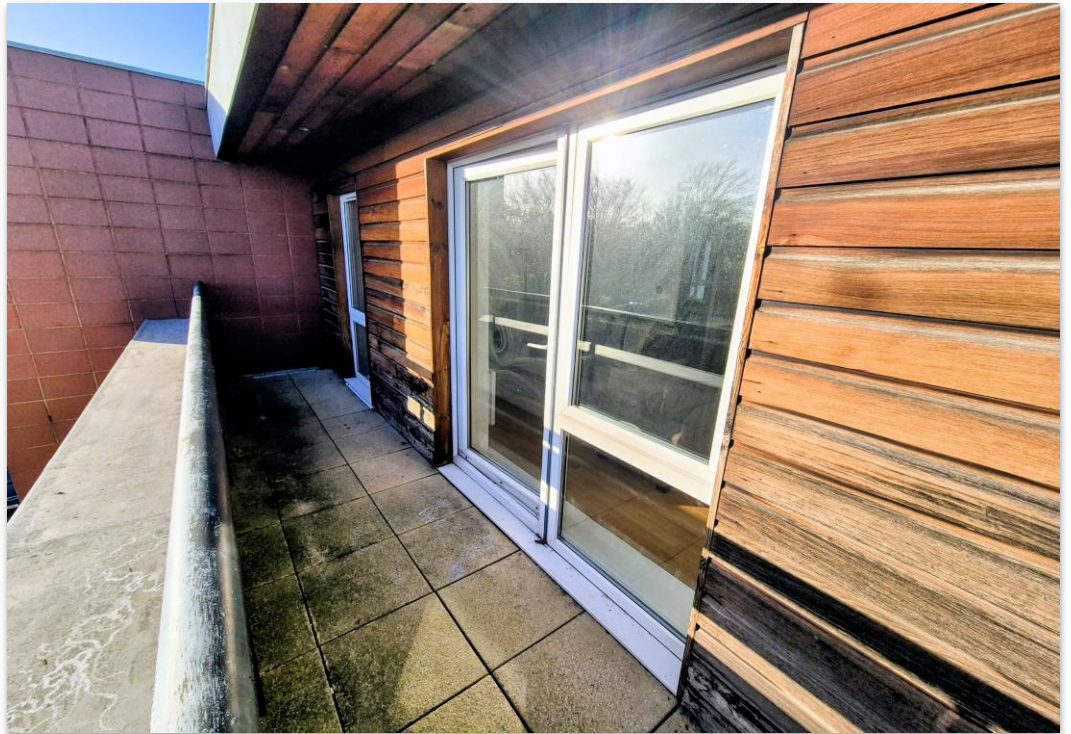
Offered with no chain and immediate vacant possession, this modern flat comprises a entrance hall, an open plan lounge, dining area and kitchen, two double bedrooms and a bathroom w/c.

Outside there are communal gardens and an enclosed car park with this property enjoying a covered allocated parking space. The property features a private paved balcony with great views, providing rare outside sitting space.

The property is leasehold with a long 999 year lease from 2004. The ground rent is £200 p/a and the current service charge £671.33 p/quarter (TBC) including building insurance.

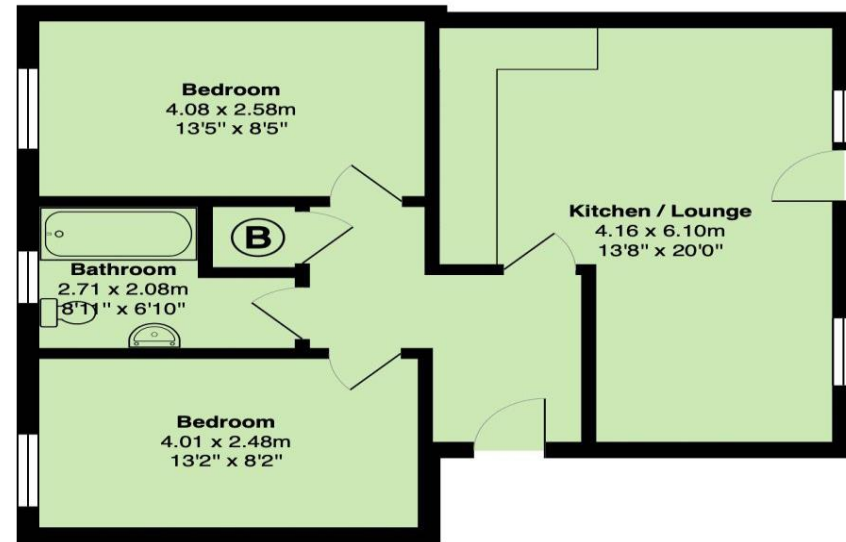
Internal viewing recommended, ideal for private occupation, investment or parents buying for son or daughter at university.





Tenure	Leasehold
Council Tax Band	A
Possession	The property is intended to be vacant possession on completion.
Viewings	All viewings are by appointment. 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 a mortgage broker along with other property professionals.
Anti Money Laundering	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.
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.
(HMO)	This property is in an Article 4 direction area which relates to House in Multiple Occupation . Please see the Leeds City Council website for more information.
Rent Reform Act	The Rent Reform 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.
Article 4 Direction	This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the Leeds City Council website for more information.
Disclaimer	All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice. 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.

Flat 19, Holborn Central, Rampart Road, Woodhouse, LS6 2NA



Total Area: 56.7 m² ... 611 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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