

Castlehill

Estate & Letting Agents

23 Abbots Mews, Leeds
LS4 2AB

£164,950 Region



- Lovely first floor apartment
- Two double bedrooms, two shower/bathrooms
- Allocated secure parking space
- Opposite Burley park & tennis courts
- Close to shops & train station
- Ideal first home or investment



A LOVELY WELL PRESENTED TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT WITH LEAFY VIEWS TO THE REAR SITUATED IN THIS ATTRACTIVE MODERN DEVELOPMENT, OPPOSITE BURLEY PARK WITH TENNIS COURT AND GARDENS, A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE UNIVERSITIES.

The well planned accommodation comprises an entrance lobby with space for storing coats and shoes, an entrance hall, a fantastic open plan modern kitchen with breakfast bar and lounge with French doors to a Juliet balcony overlooking trees and parkland, a double bedroom with an en-suite shower room w/c and a second double bedroom with en-suite additional access to the 'house' bathroom w/c. Outside there is an enclosed car park with electric gates and an allocated parking space, well tended communal gardens and a bike store.

The property is offered with no chain and vacant possession from 14th August 2026, therefore ideal for private buyers, possibly as a first home or parents buying for son or daughter at university. Also, very suitable for investment with potential income of circa £1000pcm.

The property is leasehold with a 125 year lease from 2003, the service charge is circa £1361 p/a paid quarterly, £150 p/a ground rent and circa £486 p/a buildings insurance.

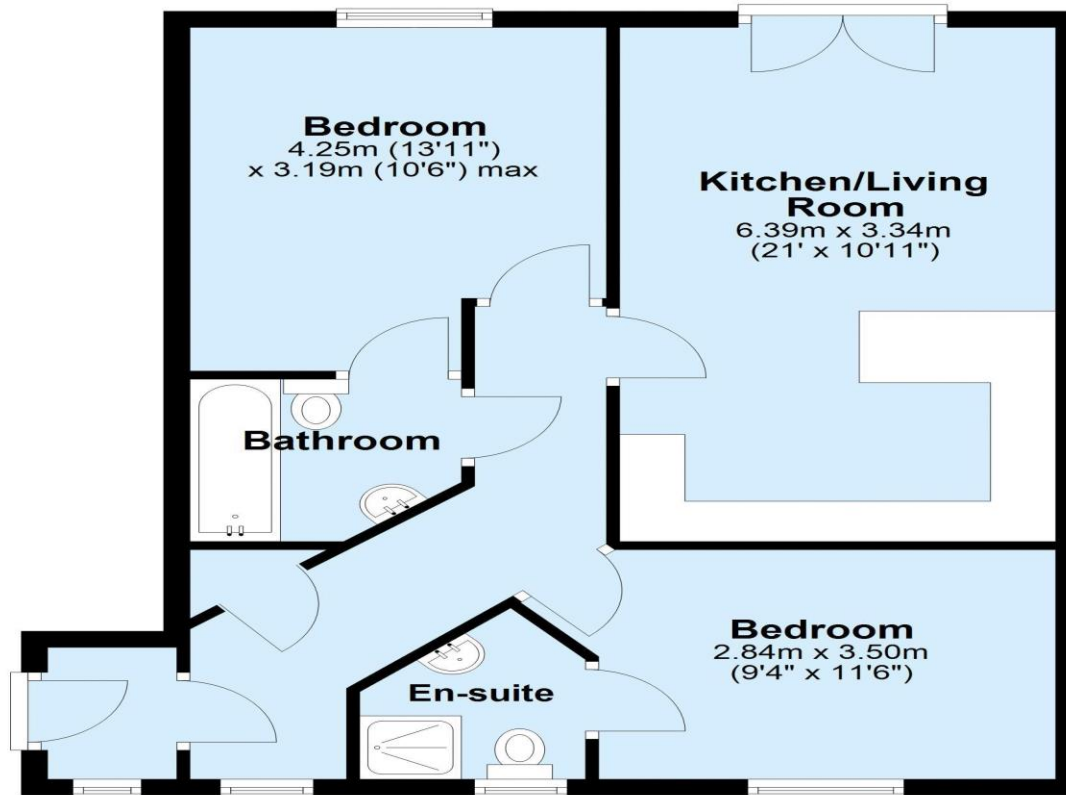




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 63.5 sq. metres (683.9 sq. feet)



Total area: approx. 63.5 sq. metres (683.9 sq. feet)

Tenure Leasehold **Council Tax Band** B

Possession Will be 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.

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.