

Castlehill

Estate & Letting Agents

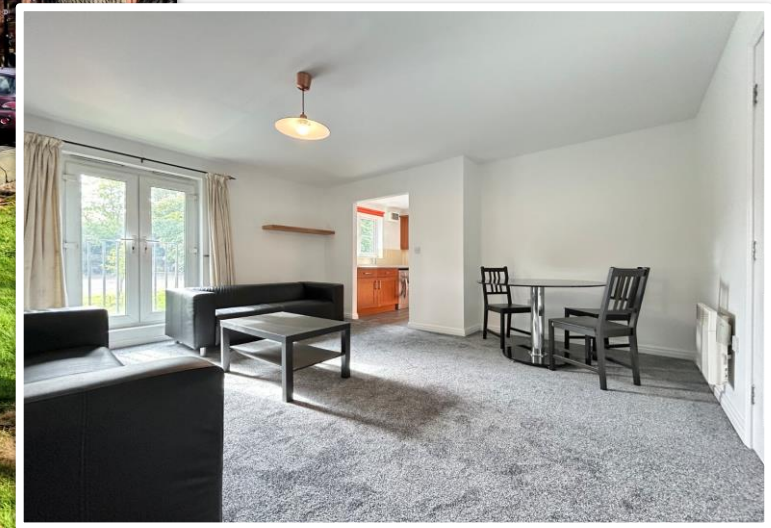
9 Abbots Mews, Leeds
LS4 2AB



£164,950 Region



- Modern first floor apartment
- Two double bedrooms
- Attractive leafy views over parkland
- Juliet balcony to lounge
- Parking in secure courtyard
- Close to train station & shops



A LOVELY TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT OVERLOOKING PARKLAND AND TENNIS COURTS OPPOSITE WITH AN EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM AND A 'HOUSE' BATHROOM W/C, SECURE PARKING AND A VERY CONVENIENT LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, SHOPS AND WITHIN EASY REACH OF HEADINGLEY'S EXTENSIVE AMENITIES, LEEDS CITY CENTRE AND THE UNIVERSITIES.

The property is currently let until the end of June 2026, therefore ideal for continued investment or perhaps more suited to first time buyers once vacant with the benefit of no further chain. The spacious accommodation comprises an entrance hall with a useful store cupboard housing the hot water tank, a generously proportioned lounge with double glazed doors opening onto a juliet balcony enjoying leafy views over towards parkland and public tennis courts; semi open plan to a fitted kitchen, a double bedroom with an en-suite shower room w/c, a second double bedroom and a 'house' bathroom w/c.

The property has UPVC double glazing and electric heating. Outside, there are well maintained communal gardens and one parking space within a secure courtyard and ample additional on street parking. The property is leasehold with a 125 year lease from 2003 (101 years remaining), a quarterly service charge of £340.53, a ground rent of £150 p/a and buildings insurance of £476.65 p/a.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure Leasehold
Council Tax Band B

Possession
Sold subject to vacant possession

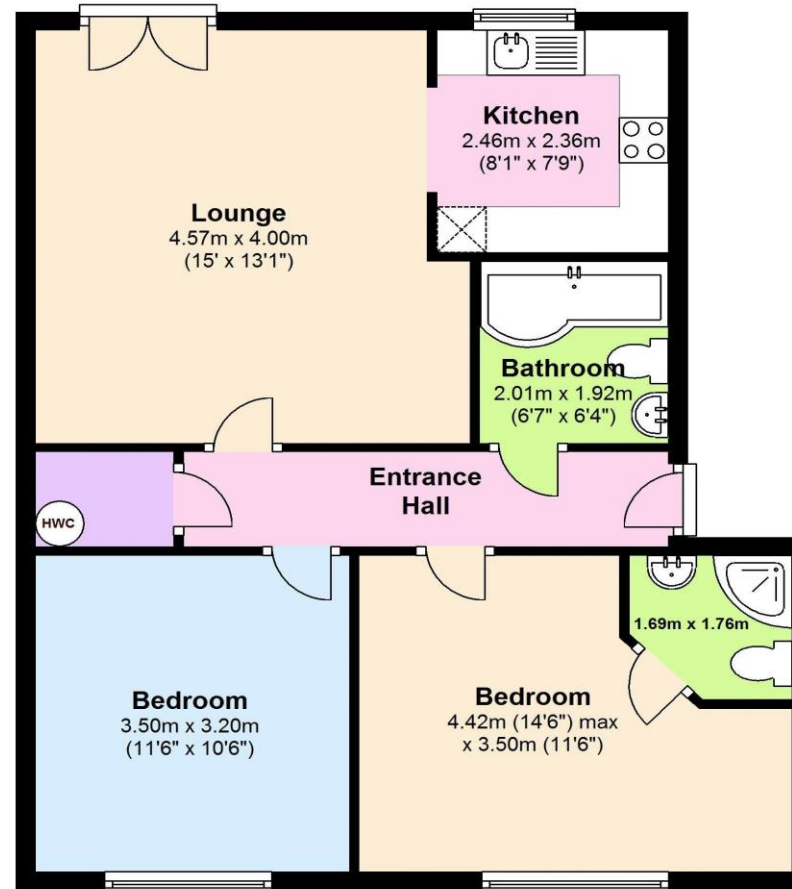
Viewings All viewings are by appointment only. Please note that some viewing arrangements may require at least 24 hours notice.

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.

Anti Money Laundering Checks
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.

Floor Plan

Approx. 64.5 sq. metres (694.6 sq. feet)



Total area: approx. 64.5 sq. metres (694.6 sq. feet)

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

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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