



Offers in the Region Of £415,000



- Spacious Modern Town House
- Four Double Bedrooms with master En Suite
- Pleasant Cul De Sac Position
- Popular Miller Homes Development in Far Headingley
- Integral Garage & Gardens
- Ideal Family or First Home



**A SUPERBLY PRESENTED AND VERY SPACIOUS FOUR BEDROOMED MODERN TOWN HOUSE WHICH IS SITUATED AT THE HEAD OF A CUL-DE-SAC AND ENJOYS LOVELY PRIVATE VIEWS OVER MATURE GARDENS. A HIGHLY SOUGHT-AFTER DEVELOPMENT, VERY CONVENIENTLY SITUATED CLOSE TO THE EXTENSIVE AMENITIES IN HEADINGLEY, WITH BECKETT'S PARK & THE UNIVERSITY CAMPUS ALMOST ON THE DOORSTEP AND EXCELLENT ACCESS INTO LEEDS CITY CENTRE & ONTO THE MAJOR ROAD NETWORKS.**

This lovely family home offers flexible and tastefully presented accommodation over four floors, comprising an entrance hall with a ground floor bedroom/study, a shower room w/c and utility room, with access to the rear garden. On the first floor, there is a good sized fully fitted modern dining kitchen with integrated appliances and a spacious lounge. Upstairs, there is a master bedroom with en-suite shower room w/c and two further bedrooms and a main bathroom w/c. Externally, there is an integral garage and drive with an off street parking space and it benefits from a quieter cul-des-sac position with private open views of mature trees. To the rear, there is an fully enclosed low maintenance garden, also offering a good degree of privacy and allows buyers to further landscape to their own ideas.

A popular location for a range of buyers, particularly growing families wanting to be so close to schools and all the local amenities.

Offered with no onward chain and with immediate vacant possession on completion, enhancing the efficiency of a sale! Internal viewing is strongly recommended !!

Whilst the property is Freehold, there are half yearly payments of £341.64 (as of Jan 2026) for general maintenance and service charges for the upkeep of the grounds.





21, Alnwick View, West Park, LS16 5RP



Total Area: 159.4 m<sup>2</sup> ... 1716 ft<sup>2</sup>

Tenure Freehold Possession Vacant possession on completion

Council Tax Band E

**Making an offer**

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend an independent 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.

**Houses in Multiple Occupation (HMO)**

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](http://Leeds City Council website) 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.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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