



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Friday 17th April 2026



**APARTMENT 302, CITISPACE WEST, 2, LEYLANDS ROAD,
LEEDS, LS2 7JS**

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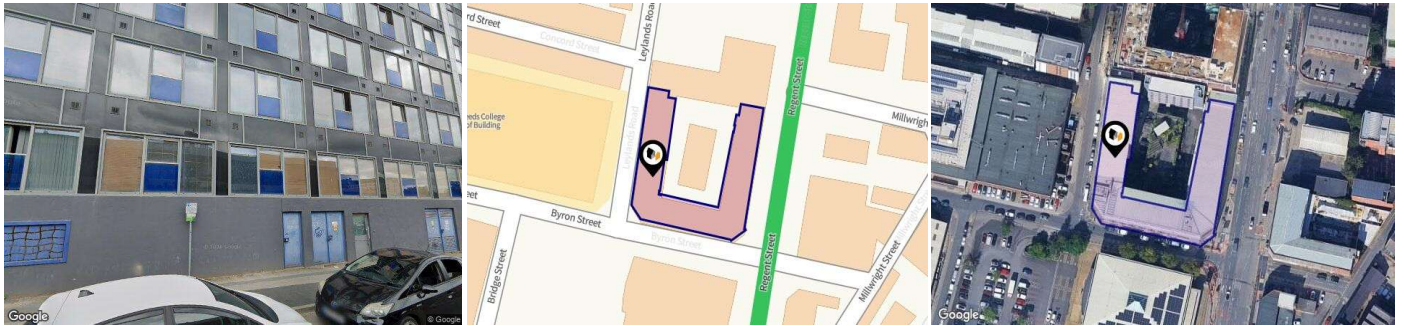
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property




Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 236 ft² / 22 m²
Plot Area: 0.57 acres
Year Built : 2008
Council Tax : Band B
Annual Estimate: £1,776
Title Number: WYK881643
UPRN: 72578170
Restrictive Covenants: Yes

Last Sold Date: 30/05/2008
Last Sold Price: £87,500
Last Sold £/ft²: £369
Tenure: Leasehold







Local Area

Local Authority: Leeds
Conservation Area: No
Flood Risk:
 ● Rivers & Seas Very low
 ● Surface Water Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

7 mb/s **80** mb/s **1000** mb/s
  

Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:

Property Multiple Title Plans

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Freehold Title Plan



WYK315485

Leasehold Title Plan



WYK881643

Start Date: 29/05/2008
End Date: 01/09/2129
Lease Term: 125 years from 1 September 2004
Term Remaining: 103 years

Property EPC - Certificate

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Apartment 302 Citispace West, 2, Leylands Road, LS2
7JS

Energy rating

B

Valid until 29.03.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 85 B	← 86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3rd
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	22 m ²

This map displays nearby coal mine entrances and their classifications.



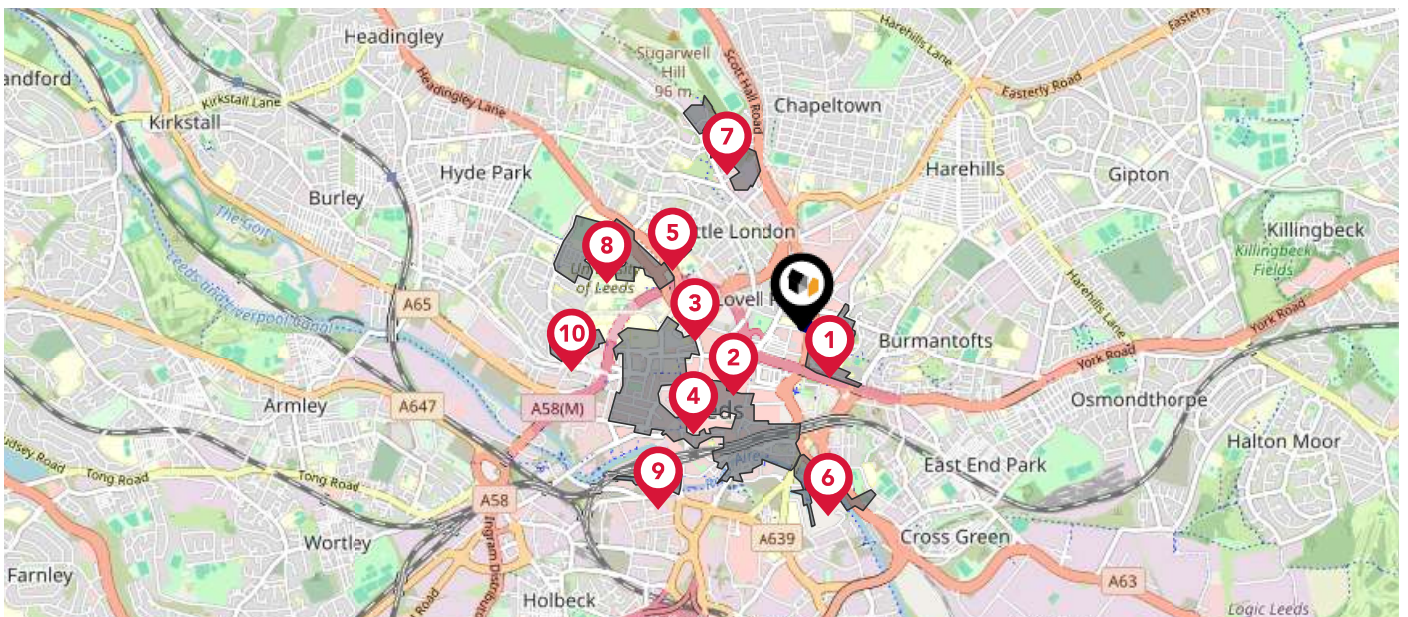
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

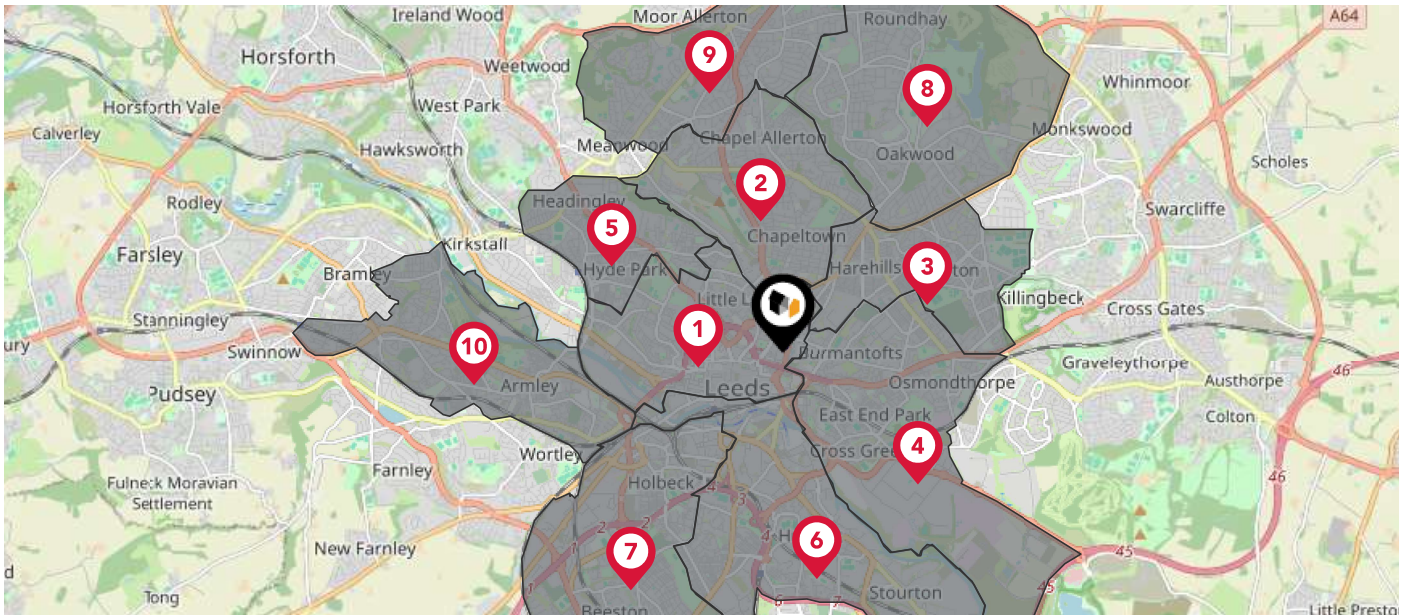
- 1 MABGATE
- 2 GRAND QUARTER
- 3 CENTRAL AREA - QUEEN SQUARE
- 4 LEEDS CITY CENTRE
- 5 WOODHOUSE - BLENHEIM SQUARE
- 6 CENTRAL AREA - EASTERN RIVERSIDE
- 7 BUSLINGTHORPE
- 8 WOODHOUSE LANE / UNIVERSITY PRECINCT
- 9 CENTRAL AREA - CANAL WHARF
- 10 WOODHOUSE - HANOVER SQUARE / WOODHOUSE SQUARE

Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



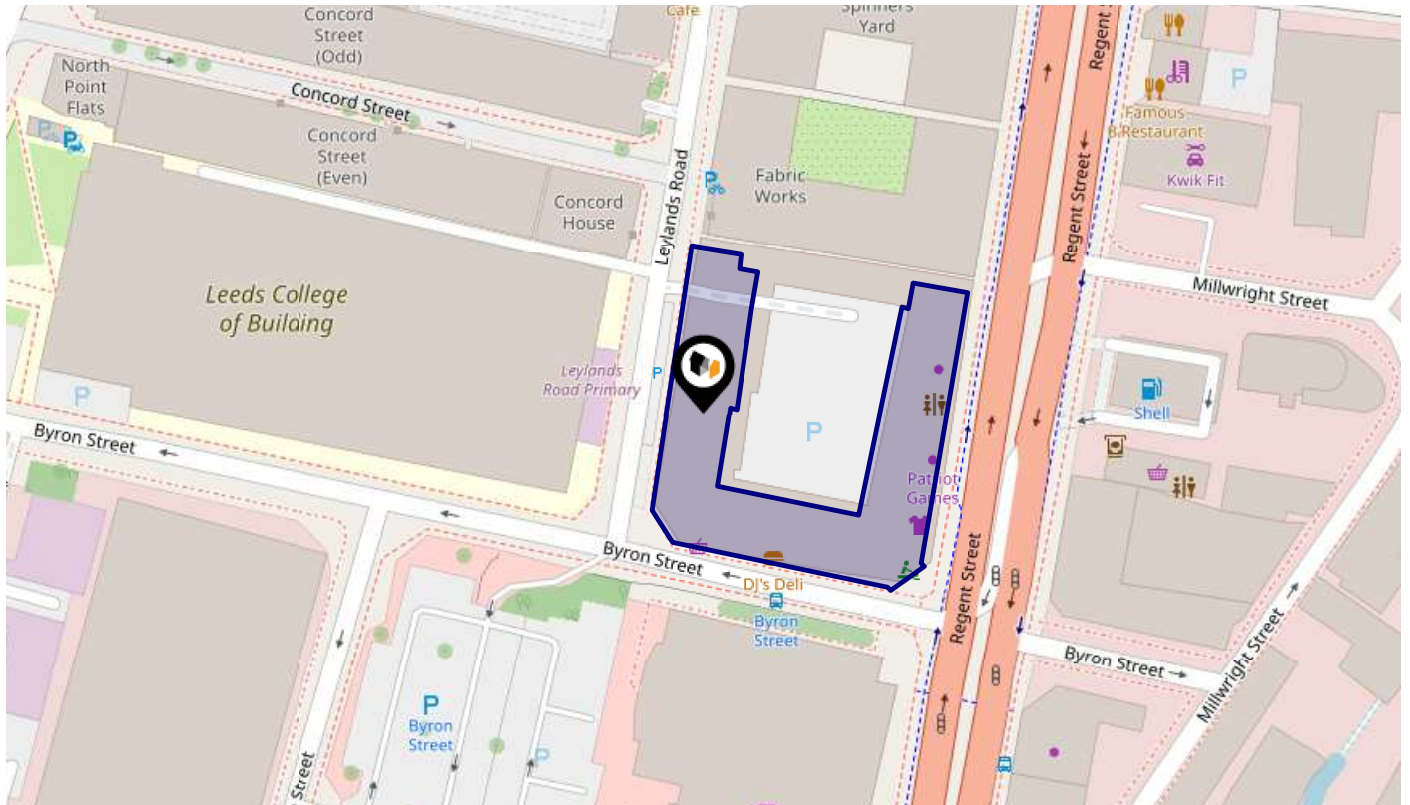
Nearby Council Wards

- 1 Little London & Woodhouse Ward
- 2 Chapel Allerton Ward
- 3 Gipton & Harehills Ward
- 4 Burmantofts & Richmond Hill Ward
- 5 Headingley & Hyde Park Ward
- 6 Hunslet & Riverside Ward
- 7 Beeston & Holbeck Ward
- 8 Roundhay Ward
- 9 Moortown Ward
- 10 Armley Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

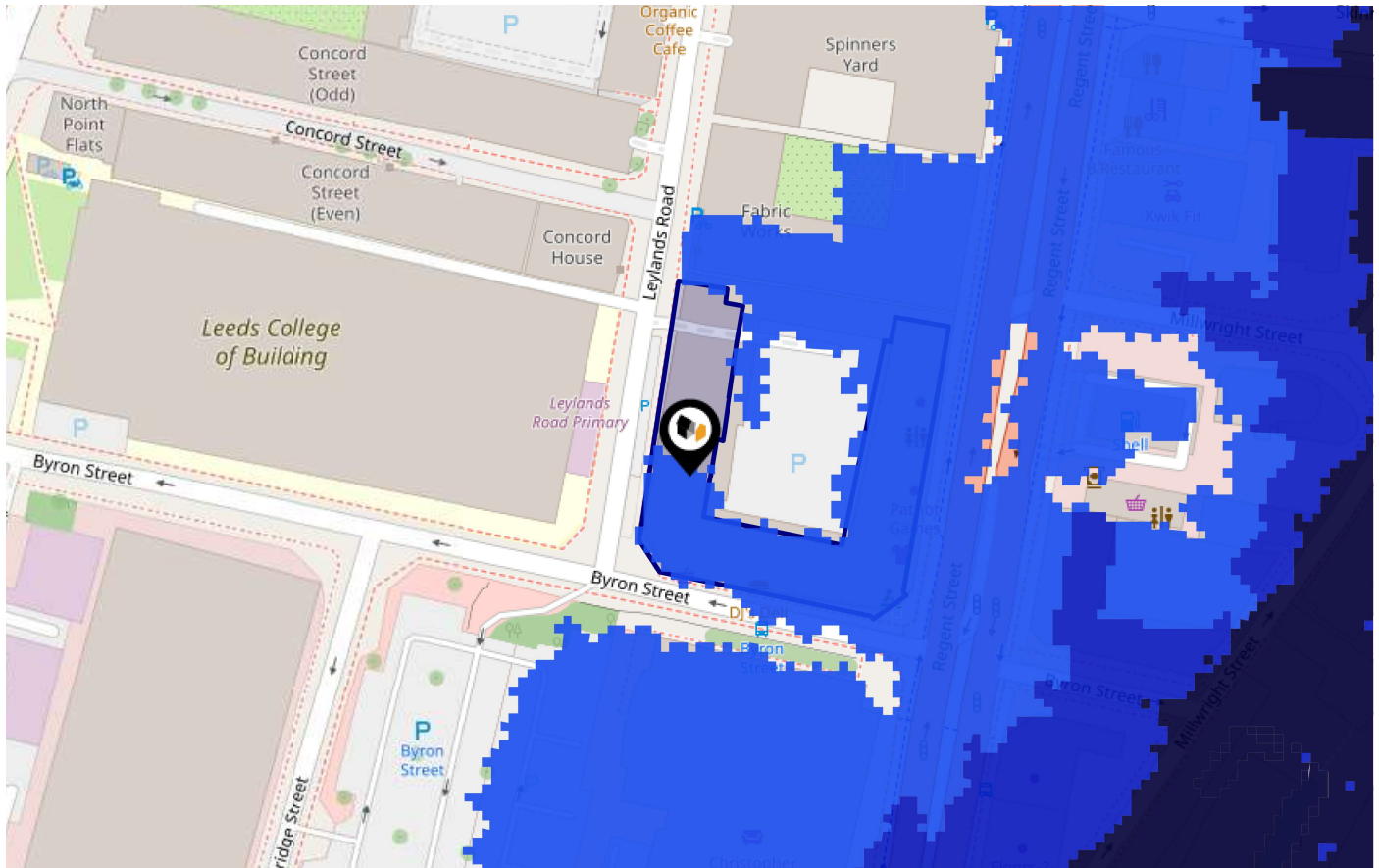
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

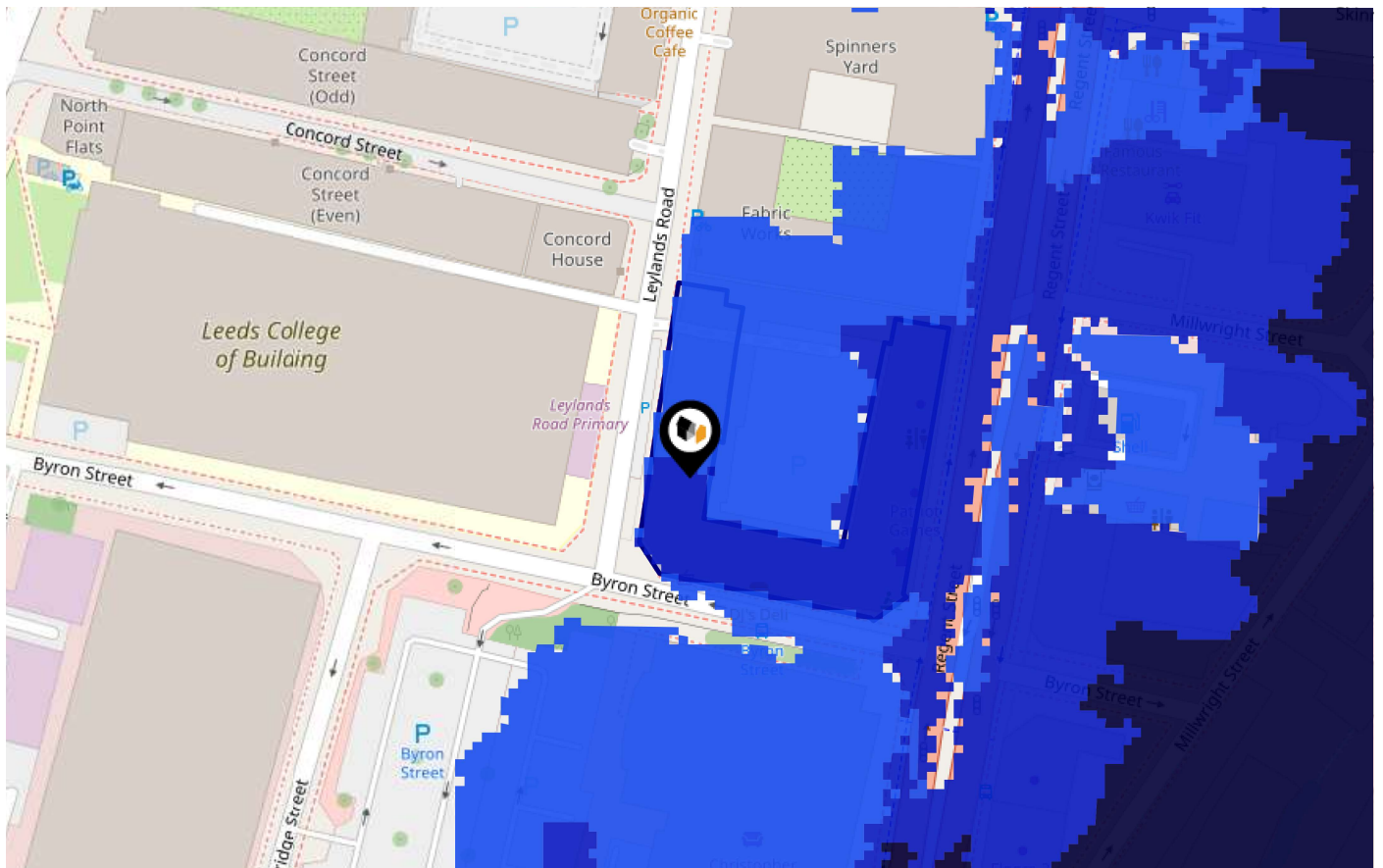
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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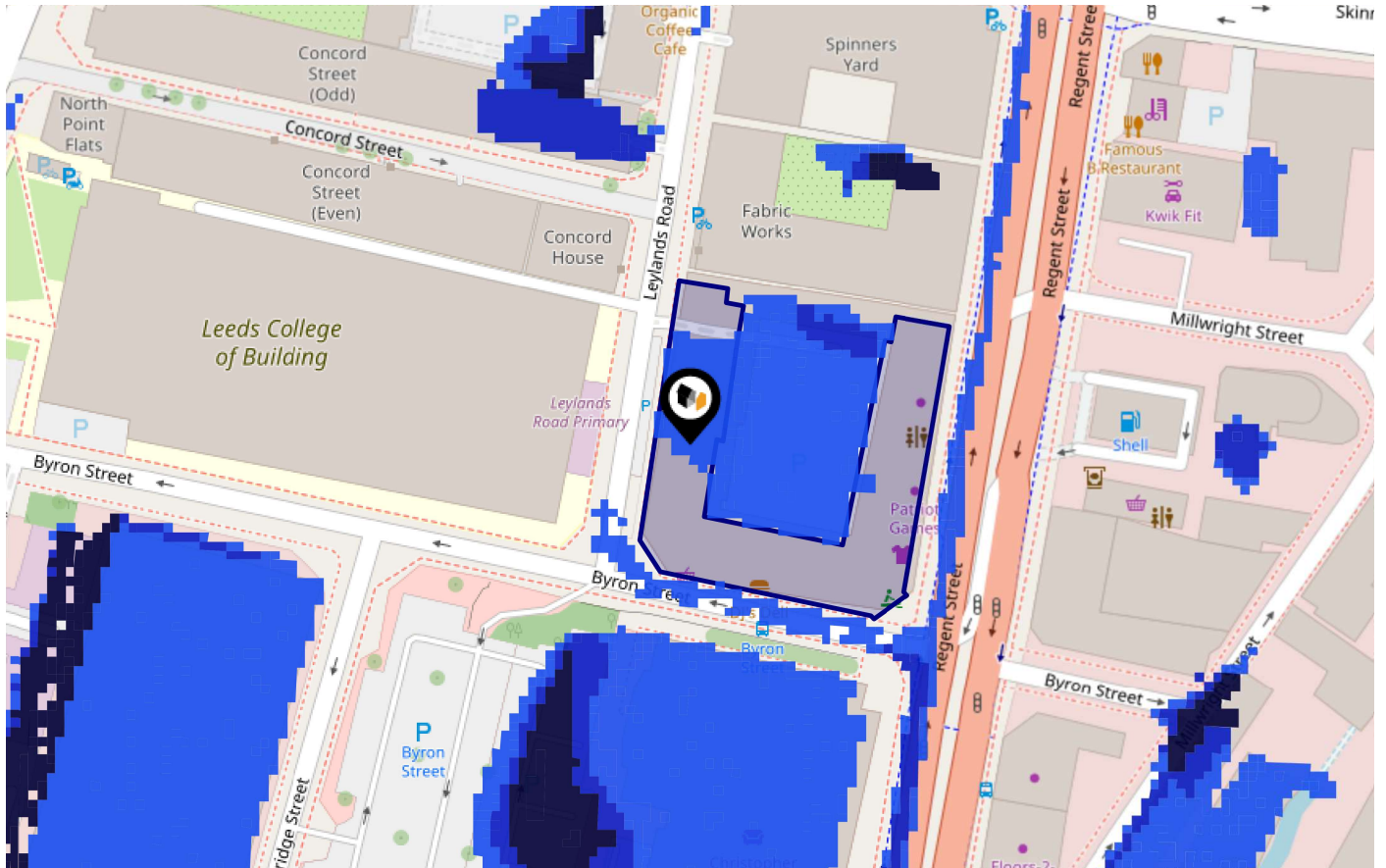
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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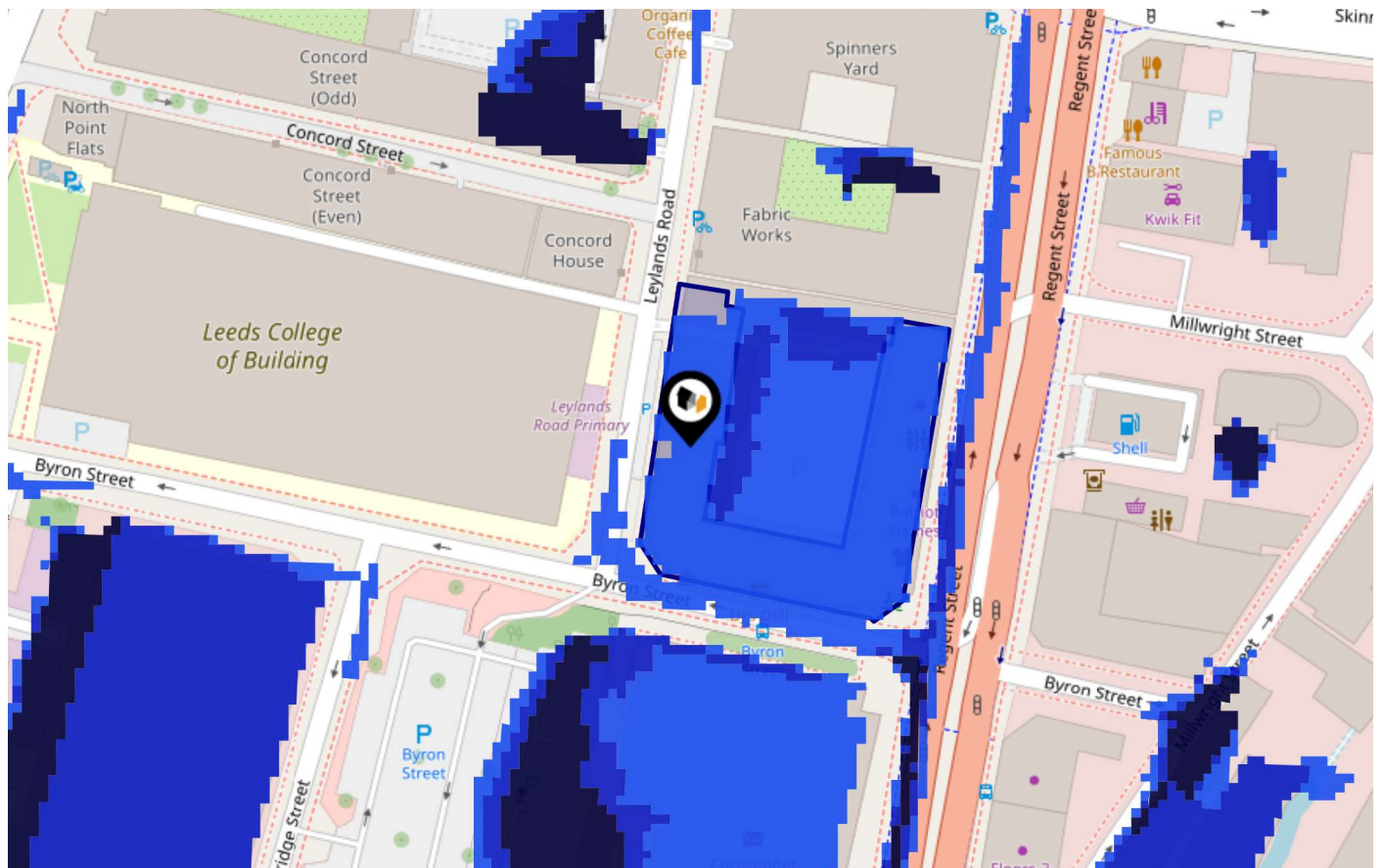
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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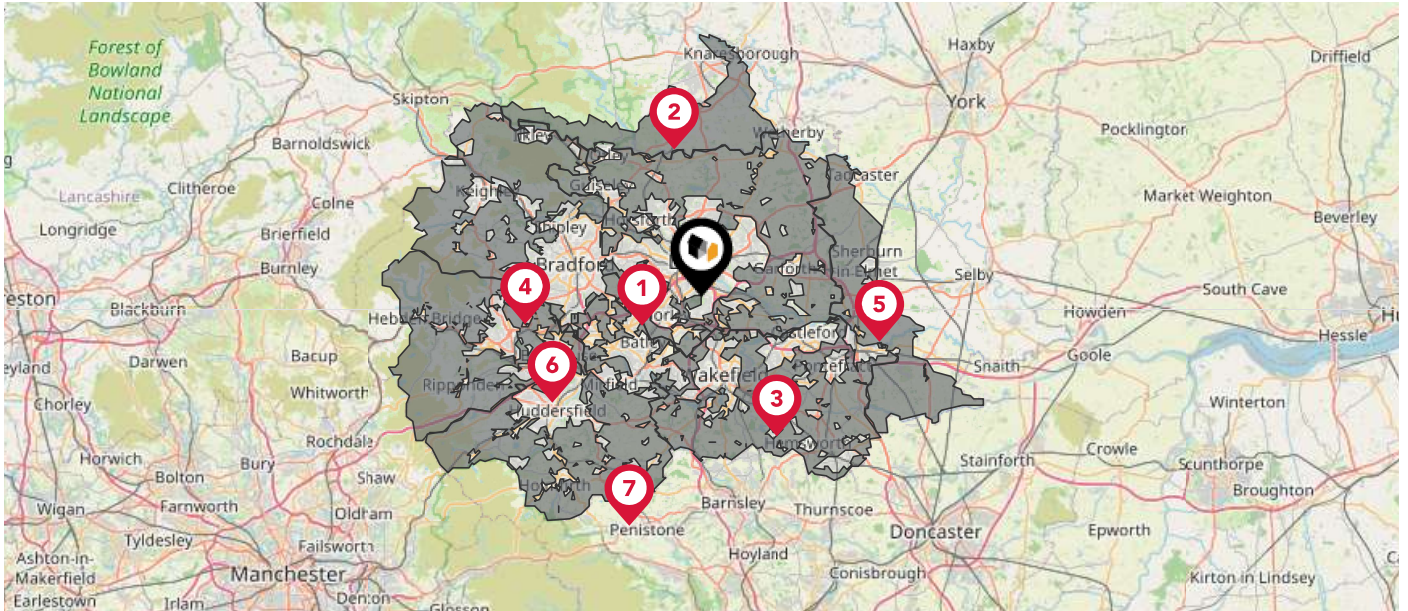
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



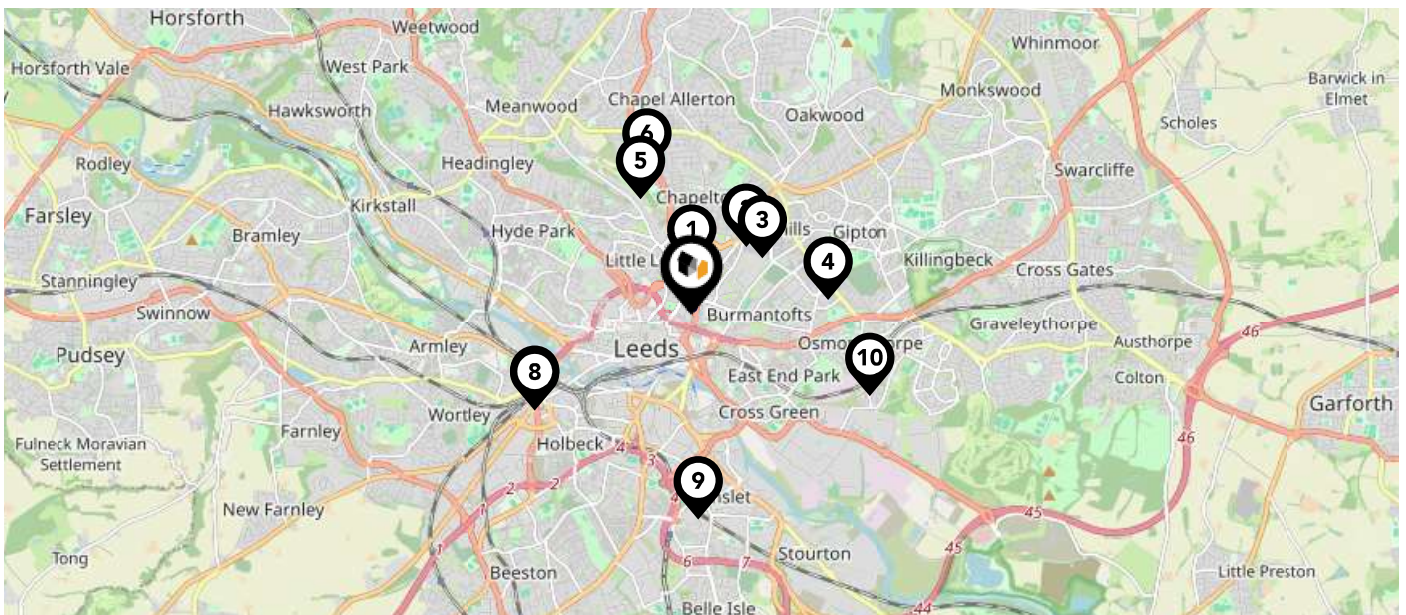
Nearby Green Belt Land

- 1 South and West Yorkshire Green Belt - Leeds
- 2 South and West Yorkshire Green Belt - Harrogate
- 3 South and West Yorkshire Green Belt - Wakefield
- 4 South and West Yorkshire Green Belt - Bradford
- 5 South and West Yorkshire Green Belt - Selby
- 6 South and West Yorkshire Green Belt - Calderdale
- 7 South and West Yorkshire Green Belt - Kirkles

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Junction of Barrack Road and Chapeltown Road-Sheepscair, Leeds	Historic Landfill
2	Land Adjacent Gathorne Terrace-Harehills, Leeds	Historic Landfill
3	Elford Place, Banstead Terrace-Roundhay Road, Harehills, Leeds	Historic Landfill
4	Harehills Depot-Kimberley Road, Leeds	Historic Landfill
5	Scott Hall Road BMX Track-Scott Hall Road, Buslingthorpe	Historic Landfill
6	Playing Fields at Potternewton Lane-Potternewton Lane, Scott Hall, Leeds	Historic Landfill
7	New Wortley Holder Station-Wellington Road, Leeds	Historic Landfill
8	New Wortley Holder Station / Armley Gytratory-Leeds	Historic Landfill
9	Hunslet Grange, Former Housing Site-Leek Street Flats, Hunslet Green, Hunslet	Historic Landfill
10	Rockwood Road-Osmondthorpe	Historic Landfill

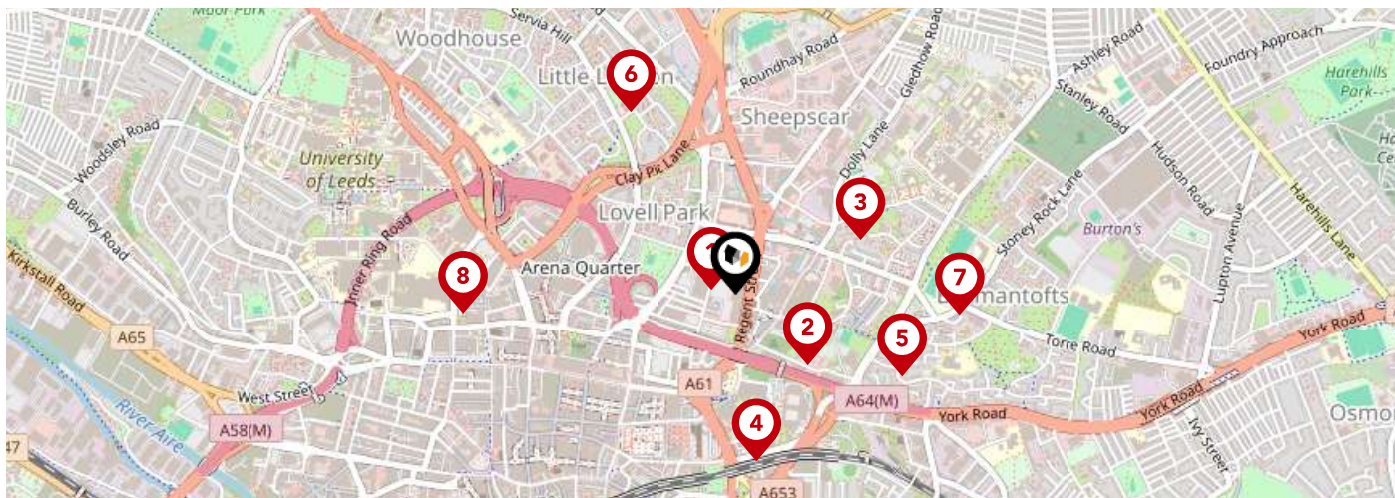
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1375273 - 92, 94 And 96, North Street	Grade II	0.1 miles
1375127 - Hope Foundry Entrance Range And Hope House	Grade II	0.1 miles
1375227 - Crispin House	Grade II	0.2 miles
1375281 - Centenary House	Grade II	0.2 miles
1375278 - The Eagle Tavern	Grade II	0.2 miles
1375222 - Former Leeds Public Dispensary With Forecourt Railings And Gates	Grade II	0.3 miles
1255764 - Leeds And Holbeck Building Society	Grade II	0.3 miles
1375223 - Grand Arcade	Grade II	0.3 miles
1376264 - St Patricks Roman Catholic Church	Grade II	0.3 miles
1460722 - Templar Hotel, Including 6 Templar Street	Grade II	0.3 miles

Area Schools

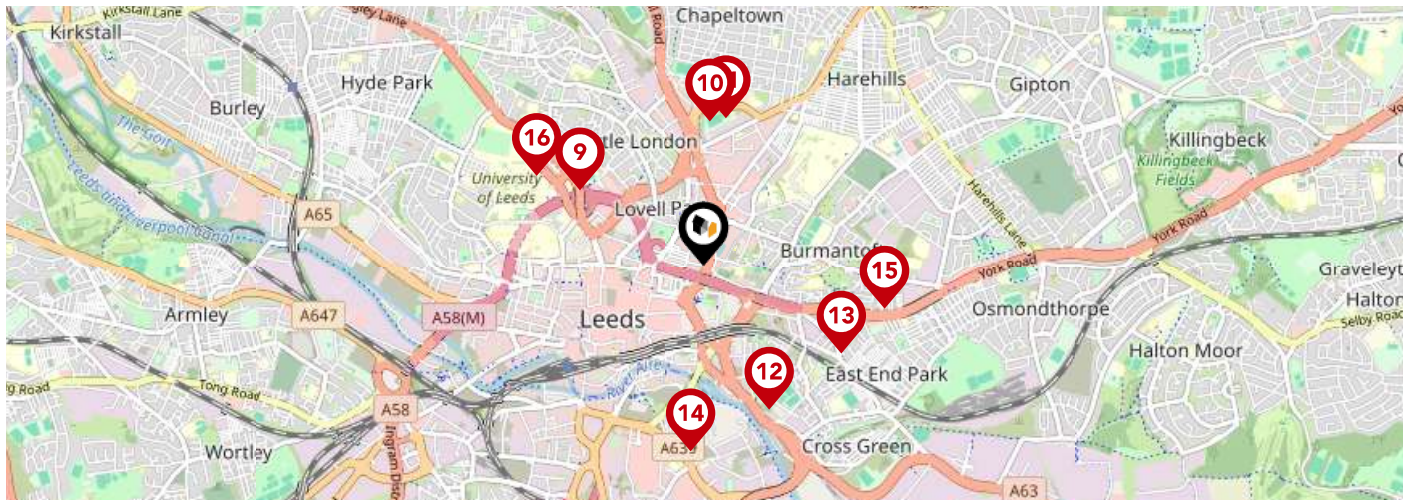
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	Nursery	Primary	Secondary	College	Private
1 Leeds College of Building Ofsted Rating: Requires improvement Pupils:0 Distance:0.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Peter's Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Shakespeare Primary School Ofsted Rating: Good Pupils: 739 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Leeds College of Music Ofsted Rating: Not Rated Pupils:0 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Ebor Gardens Primary Academy Ofsted Rating: Good Pupils: 434 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Little London Academy Ofsted Rating: Requires improvement Pupils:0 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Co-op Academy Leeds Ofsted Rating: Good Pupils: 937 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Adel Beck Ofsted Rating: Not Rated Pupils:0 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

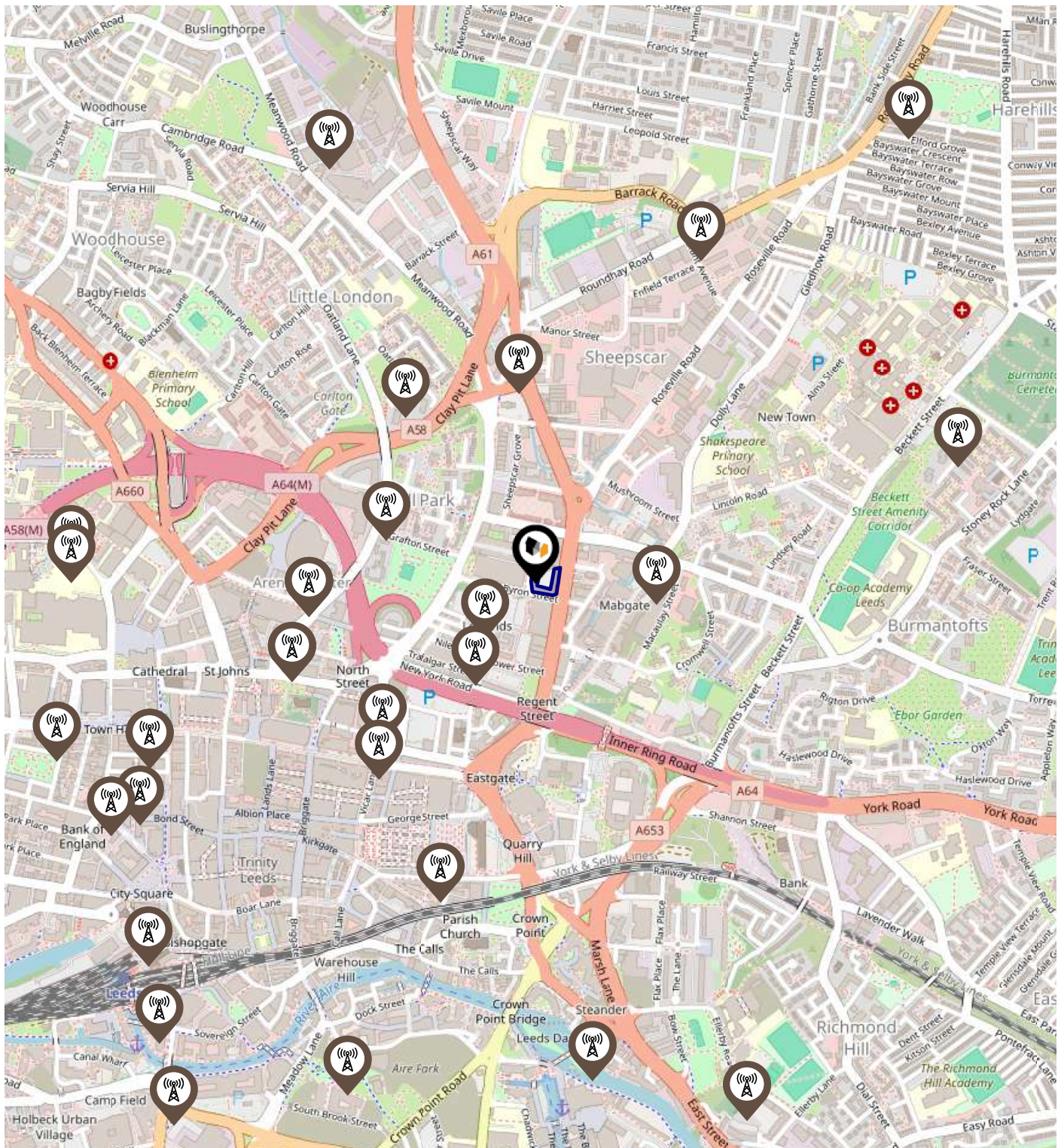
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		Nursery	Primary	Secondary	College	Private
	Blenheim Primary School Ofsted Rating: Outstanding Pupils: 457 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dixons Trinity Chapeltown Ofsted Rating: Outstanding Pupils: 959 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Rosary and St Anne's Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 238 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount St Mary's Catholic High School Ofsted Rating: Good Pupils: 942 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saint's Richmond Hill Church of England Primary School Ofsted Rating: Good Pupils: 245 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Ruth Gorse Academy Ofsted Rating: Outstanding Pupils: 1274 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Academy Leeds Ofsted Rating: Outstanding Pupils: 721 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leeds Arts University Ofsted Rating: Good Pupils:0 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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Key:

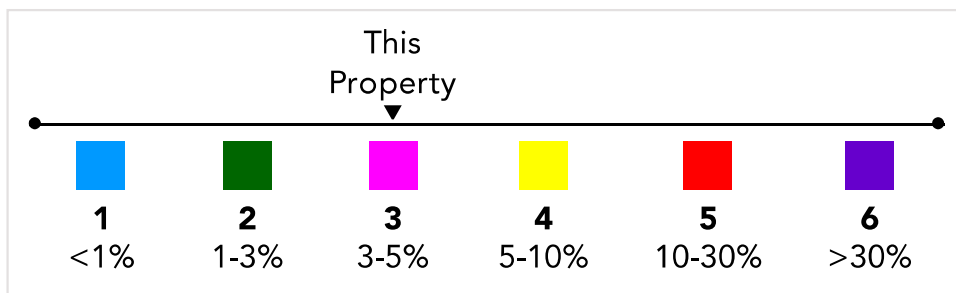
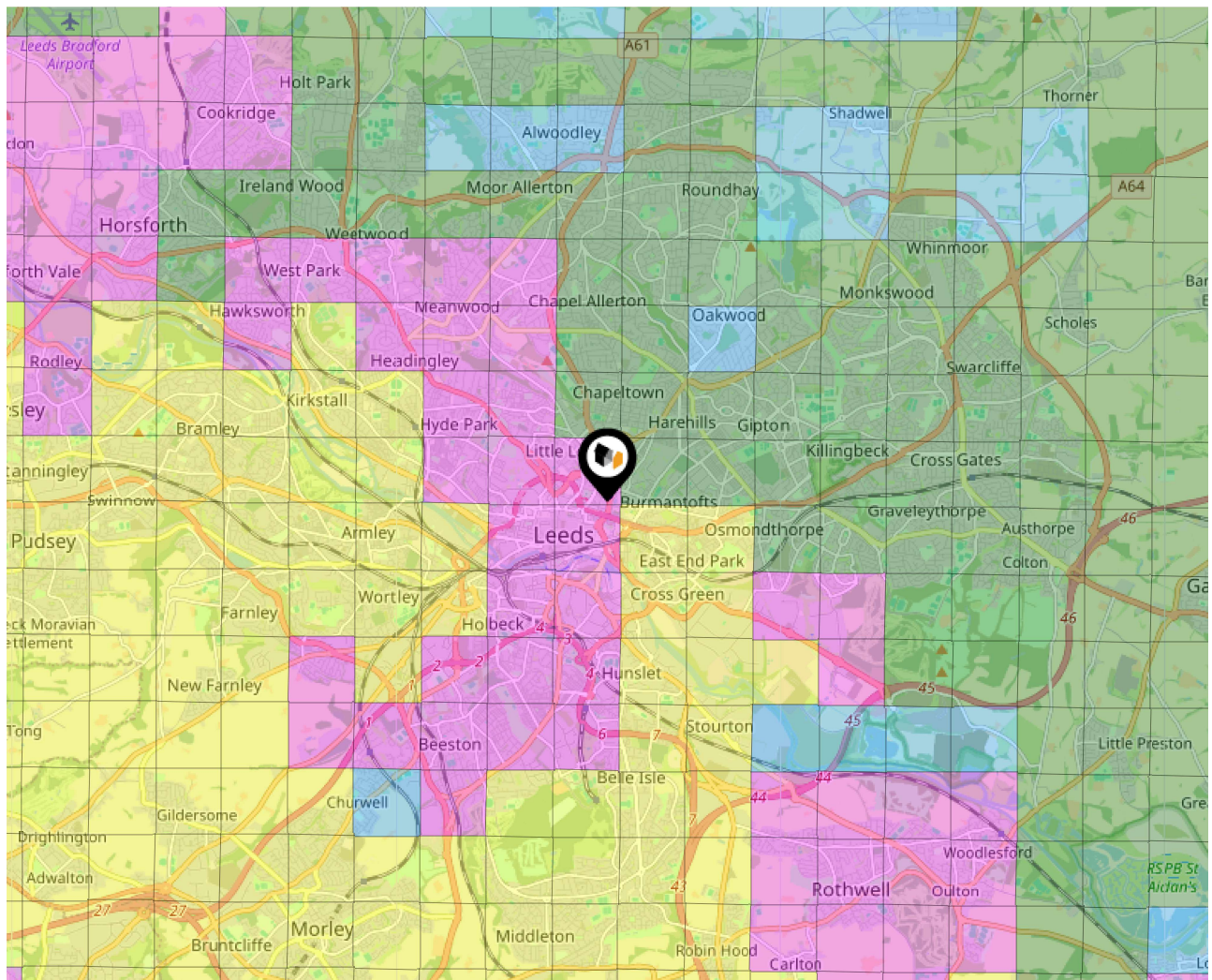
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

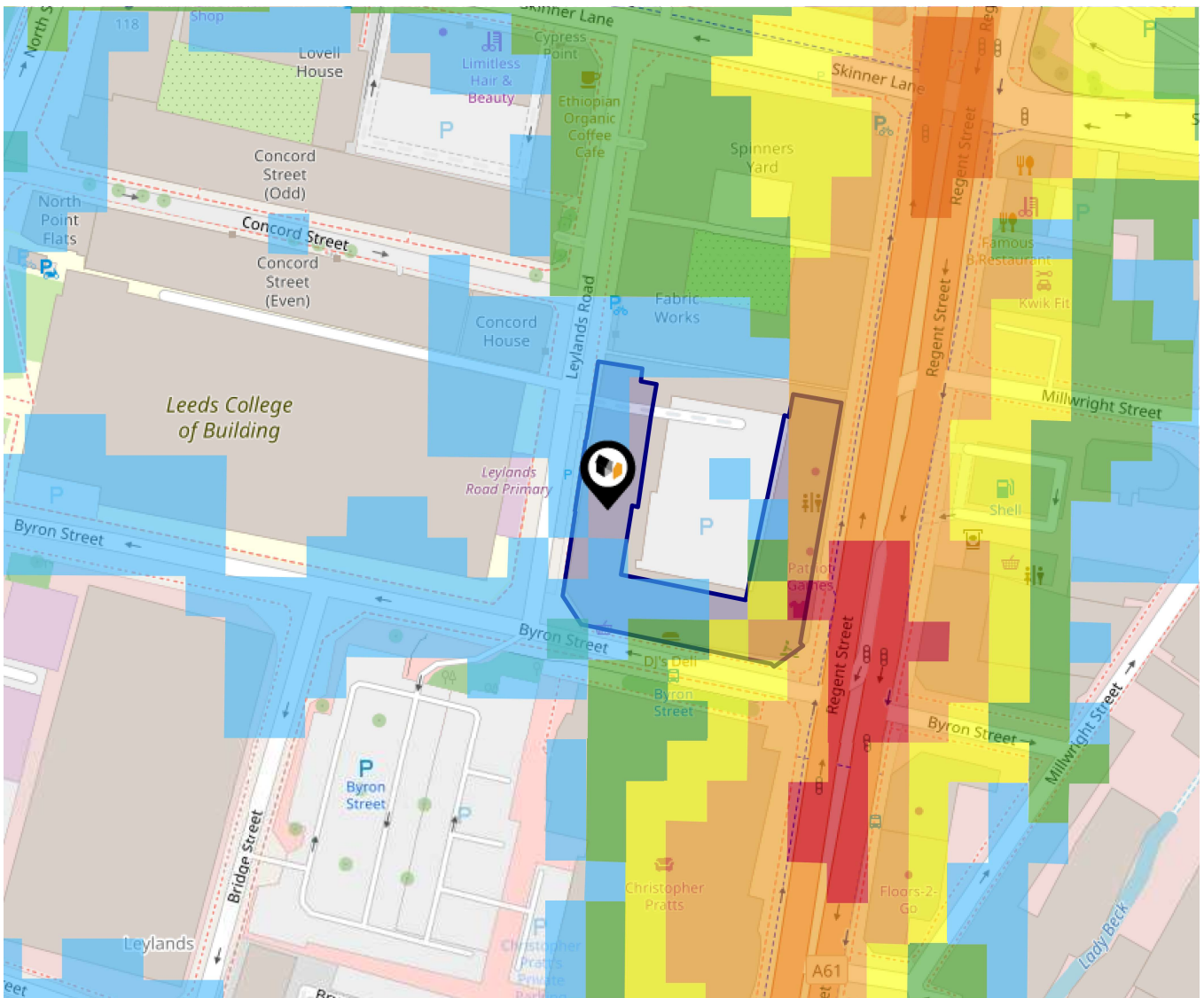
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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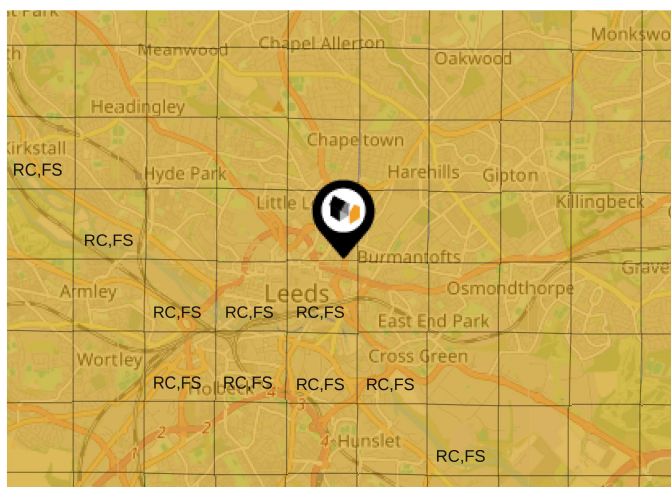


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO HEAVY		

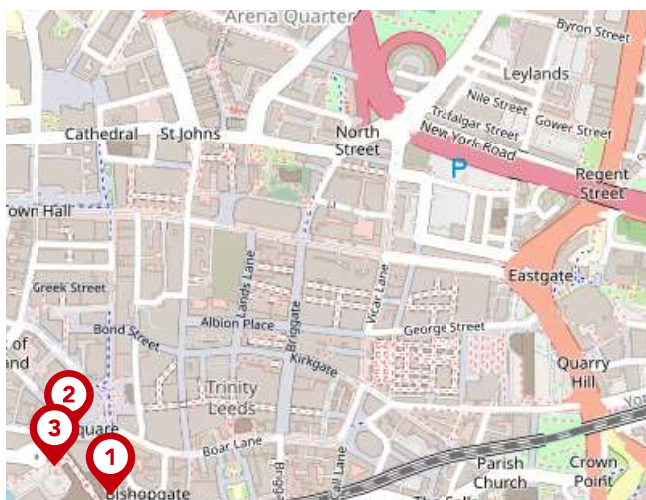


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Leeds Rail Station	0.76 miles
2	Leeds Rail Station	0.75 miles
3	Leeds Rail Station	0.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M621 J3	1.36 miles
2	M621 J4	1.58 miles
3	M621 J5	1.92 miles
4	M621 J2A	1.64 miles
5	M621 J6	2.23 miles



Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	6.88 miles
2	Finningley	30.93 miles
3	Teesside Airport	49.16 miles
4	Manchester Airport	42.92 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Byron Street	0.03 miles
2	Byron Street	0.1 miles
3	Benson Street	0.16 miles
4	Lovell Park	0.13 miles
5	New York Road	0.21 miles

Landwood Group

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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