



£89,950 Region



- First Floor flat
- Two bedrooms
- Lounge with balcony
- No chain
- Close to shops and schools
- Communal gardens & parking



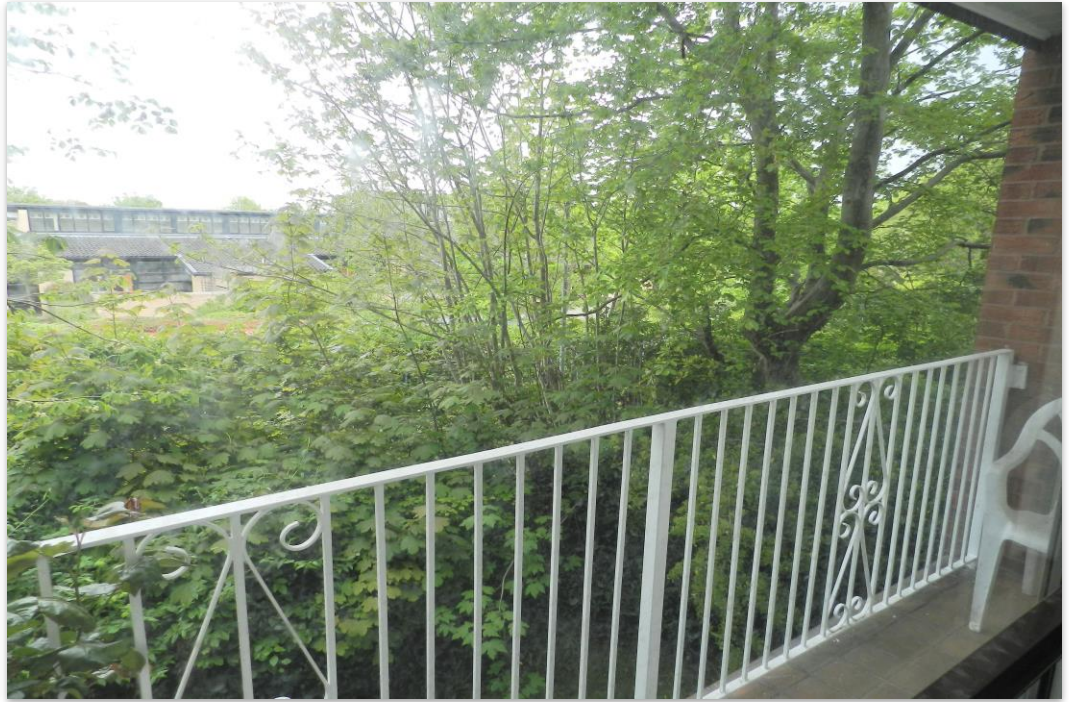
CASH BUYERS ONLY AN ATTRACTIVE TWO BEDROOMED FIRST FLOOR FLAT WITH BALCONY AND PARKING, SITUATED IN THIS LEAFY CONSERVATION AREA IN WEST PARK, A FEW MINUTES WALK TO SHOPS, CAFES, RESTARANTS, SCHOOLS AND THE VILLAGE LEISURE FACILITIES, WITH EASY ACCESS INTO HEADINGLEY AND ONTO THE OUTER RING ROAD.

Offered with no chain, the property comprises an entrance hall, a large lounge with a balcony enjoying a leafy outlook, a modern fitted kitchen, a double bedroom, a smaller second bedroom and a modern bathroom w/c.

Outside, there are communal gardens and parking.

IMPORTANT POINT TO NOTE: The property is leasehold with 59 years remaining and a service charge of £3,335 p/a and a ground rent of £25 p/a. Given these terms, mortgage finance is likely to be very challenging, so cash offers will only be considered.

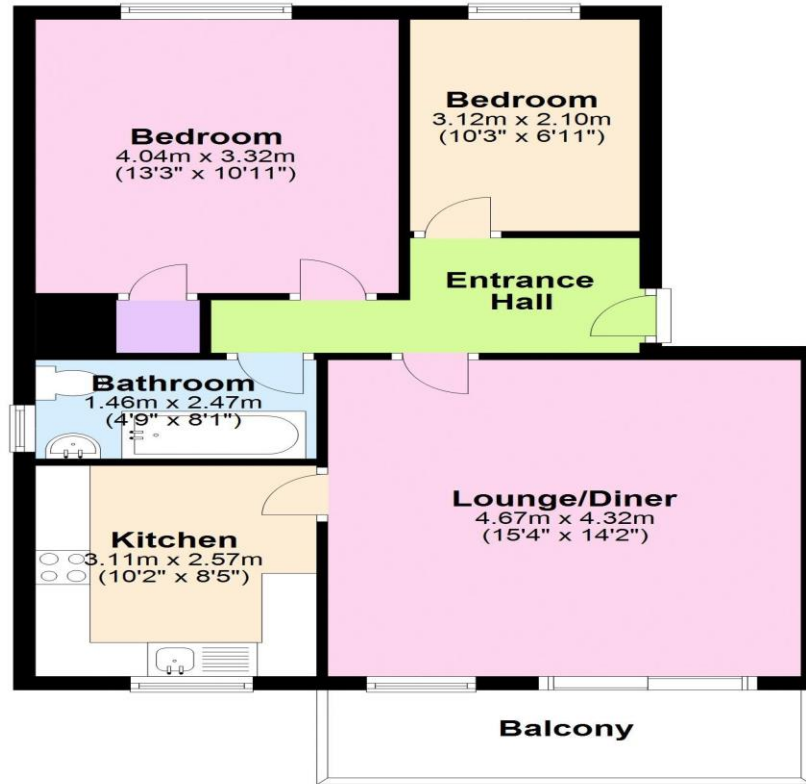




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

Approx. 60.2 sq. metres (648.3 sq. feet)



Total area: approx. 60.2 sq. metres (648.3 sq. feet)

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

Tenure Leasehold **Council Tax Band** C

Possession Vacant on Completion

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.

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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