

# Castlehill

Estate & Letting Agents

Flat 6, St Ives, 18 Wood Lane, Leeds  
LS6 2AE



£310,000 Region



- Substantial & Highly Characterful!
- Three Bedroomed Top Floor Apartment
- Impressive Stone Period Features
- Exceptional 'Internal' Space
- Beautifully Attended Shared Gardens & Parking
- A Rare Opportunity & Lovely Home!



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**A truly stunning, individual, and substantial top-floor three-bedroom apartment, set within an imposing stone-built period property, offering exceptionally large rooms and an abundance of character. Located in an extremely sought-after and highly convenient backwater position, just a minute's walk from the centre of Headingley. Early internal inspection is strongly recommended to fully appreciate this impressive apartment, which offers space rarely found in more modern purpose-built developments and occupies almost the entire top floor. The property retains a lots of popular original period features, including high ceilings and generously proportioned rooms, creating a real sense of individuality and space.**

The accommodation includes a fabulous modern, fully fitted kitchen with island, perfect for entertaining, along with an entrance hallway, three double bedrooms (one with an en-suite shower and WC), a superbly sized lounge and dining area, a useful internal office/study with skylight, and a further shower room with WC.

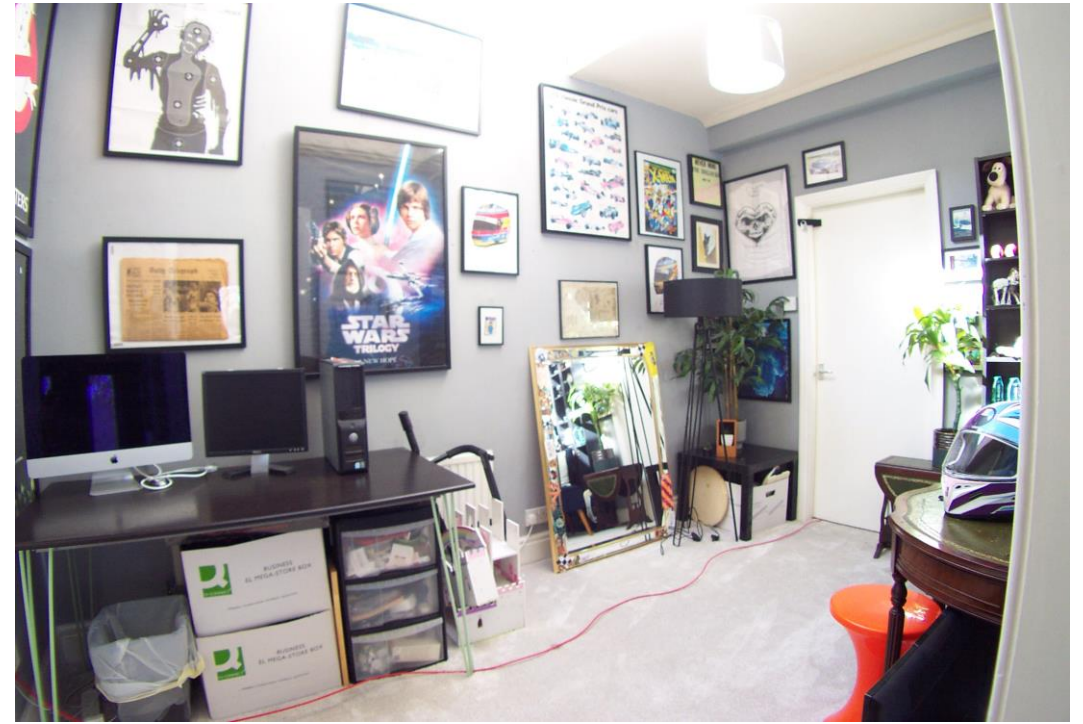
Externally, the property is approached via a private drive leading to shared parking and a garage, and is surrounded by well-attended mature communal gardens to the front. This property must be suited to a wide range of buyers, including those relocating or downsizing, first-time buyers, and parents considering a purchase for their son or daughter.

Viewing is essential to fully appreciate what this exceptional apartment has to offer! There is a 199 year lease from 2005 and the owners have a share of the freehold, a very reasonable £80 pcm service charge and no ground rent.











Flat 6, 18, Wood Lane, Headingley, LS6 2AE



Total Area: 157.7 m<sup>2</sup> ... 1697 ft<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

**Tenure** Leasehold

**Council Tax Band** D

**Possession** The property is intended to be existing tenancies.

#### 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.

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.

#### 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.

#### Article 4 Direction

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

#### 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