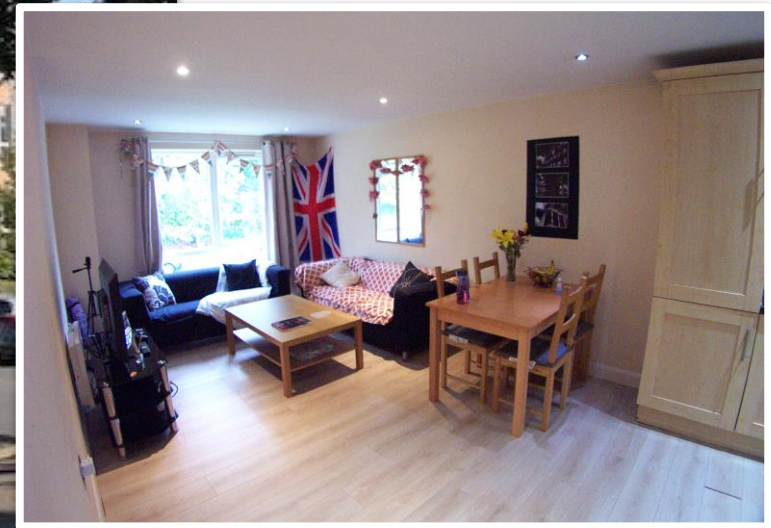




Offers in the Region Of £149,950 Region



- Popular Modern Development
- Two Double Bedrooms
- Very Close Proximity to Uni Campus
- Investment Opportunity - Let until July 2027!!
- Immediate Income on Completion
- 1x Allocated Parking Space & Long Lease of 999 Years



A MODERN, SPACIOUS TWO BEDROOMED FIRST FLOOR APARTMENT, VERY CONVENIENTLY SITUATED IN THIS PRIME LOCATION, JUST A FEW MINUTES WALK TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.

Being offered as a going concern, presenting a great investment, let until 3rd July 2027 @ an attractive monthly rent of £1000pcm.

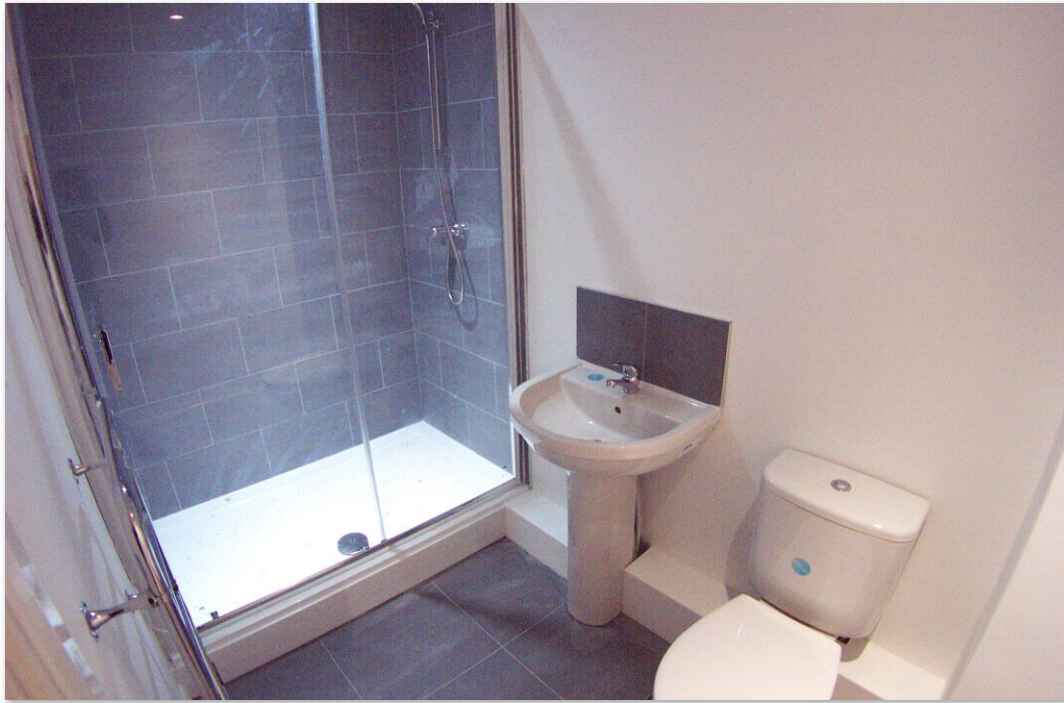
Briefly comprising an entrance hall, a modern open plan living kitchen, two evenly sized double bedrooms and a 'house' shower room & w/c. Features include double glazing, electric heating and audio door entry.

There is one allocated parking space within a secure gated carpark.

Long lease of 999 years from May 2005 and service charge is invoiced per quarter at £492. Ground rent TBC..

VIEWING IS ESSENTIAL TO APPRECIATE THE CLOSE PROXIMITY TO THE MAIN UNIVERSITY CAMPUS & CITY AND MODERN WELL PLANNED ACCOMMODATION.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure

Leasehold

Possession

The property is being sold subject to the existing tenancy agreements.

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.

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.

Third party involvement

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.

Disclaimer

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice.

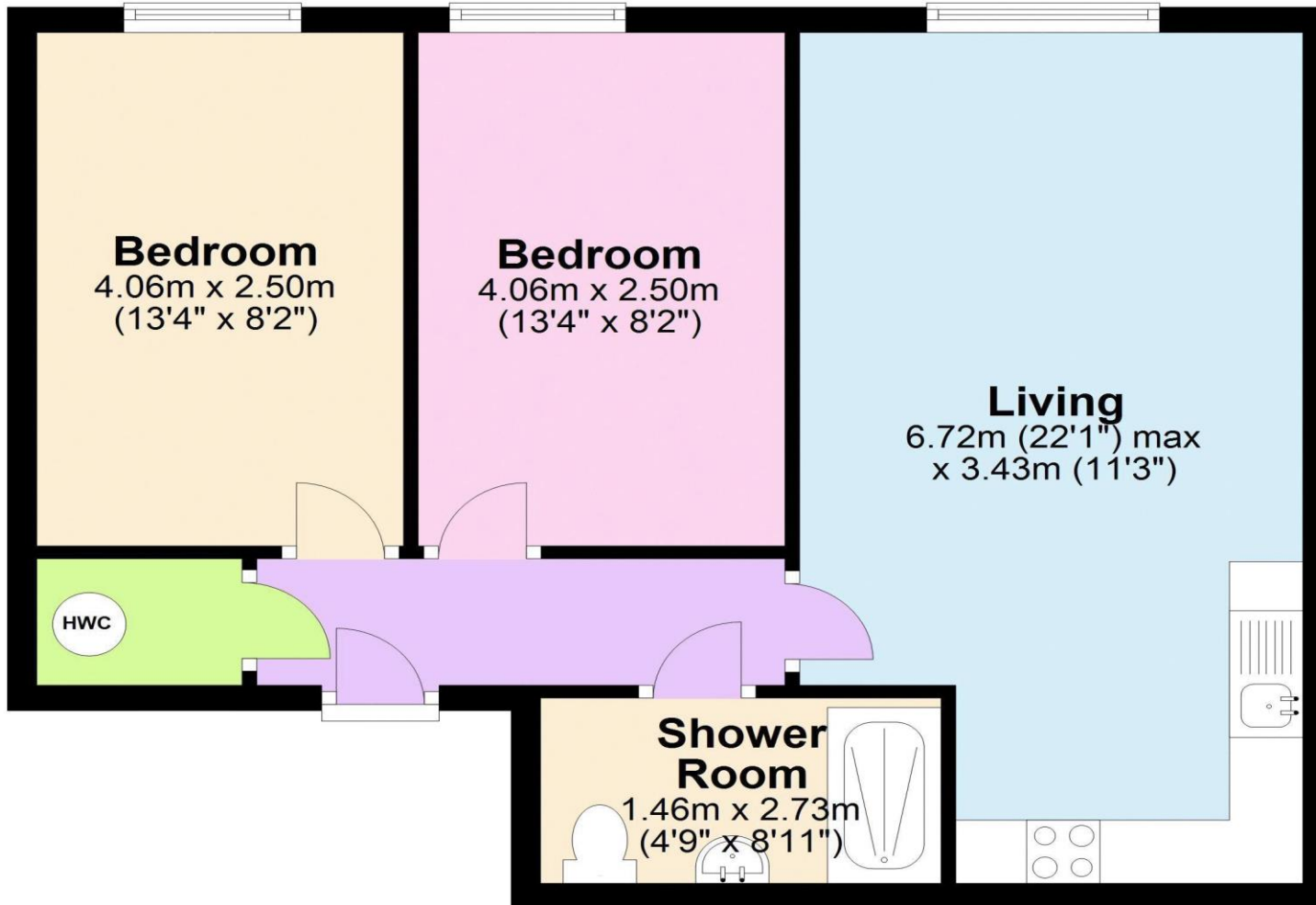
None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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.

Floor Plan

Approx. 52.6 sq. metres (566.3 sq. feet)



Total area: approx. 52.6 sq. metres (566.3 sq. feet)

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

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Intending purchasers must rely upon their own inspection of the property.

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