

# Castlehill

Estate & Letting Agents

16 Holborn Central Rampart Road, Leeds  
LS6 2NA



£199,950 Region



- Spacious top floor flat
- Three double bedrooms
- Master bedroom with en-suite
- Open plan lounge & kitchen
- Allocated parking space in secure car park
- No chain, ideal first home or investment



**A SPACIOUS THREE DOUBLE BEDROOMED TOP FLOOR FLAT WITH ONE BEDROOM HAVING AN EN-SUITE SHOWER ROOM W/C AND A 'HOUSE' BATHROOM W/C, WITH AN ALLOCATED PARKING SPACE IN A SECURE ENCLOSED COURTYARD, SITUATED IN THIS VERY CONVENIENTLY PLACED DEVELOPMENT, JUST A FEW MINUTES WALK TO THE LOVELY OPEN SPACE OF HYDE PARK, THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.**

Offered with no chain and immediate vacant possession, this modern flat comprises a long entrance hall, an open plan lounge, dining area and kitchen, three double bedrooms, one with an en-suite shower room w/c and a 'house' bathroom w/c.

Outside there are communal gardens and an enclosed car park with this property enjoying a covered allocated parking space.

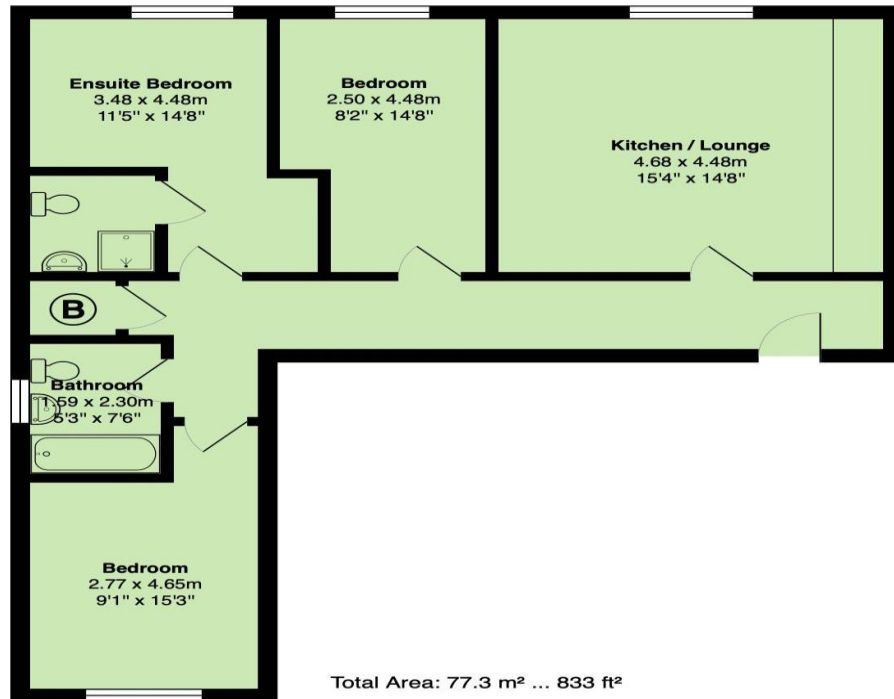
The property is leasehold with a long 999 year lease from 2004. The ground rent is £200 p/a and the current service charge £671.33 p/quarter including building insurance.

Internal viewing recommended, ideal for private occupation, investment or parents buying for son or daughter at university.





Flat 16, Holborn Central, Rampart Road, Woodhouse, LS6 2NA



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

**Tenure**  
**Council Tax Band**  
**Possession**  
**Viewings**

Leasehold  
A  
The property is intended to be vacant possession on completion.  
All viewings are by appointment. 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 a 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.

**Appliances/Services**

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

**(HMO)**

This property is in an Article 4 direction area which relates to **House in Multiple Occupation**. Please see the [Leeds City Council](https://www.leeds.gov.uk/) 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.

**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](https://www.leeds.gov.uk/) 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.

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.