Castlehill

Estate & Letting Agents

11 Dene House Court, Leeds
LS2 9BS

£125,000 Region



- **Spacious first floor flat**
- **One double bedrooms**
- **Light & airy with high celings**
- **Parking space in secure gated courtyard**
- **Very close to universities & city centre**
- **No chain, ideal first home**



A SPACIOUS ONE BEDROOMED FIRST FLOOR FLAT PROVIDING LIGHT AND AIRY ACCOMMODATION, WITH AN ALLOCATED PARKING SPACE WITHIN A SECURE COURTYARD, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO THE MAIN UNIVESITIES AND LEEDS CITY CENTRE.

Offered with no chain and immediate vacant possession, ideal for either private occupation, investment or perhaps parents buying for son or daughter at university, the rooms have high ceilings adding to the feeling of space; briefly comprising an entrance hall, a bright lounge with dual aspect windows, a compact fitted kitchen, a large double bedroom and a shower room w/c. All the double glazed windows have open views over the green opposite and along Leicester Place.

The development has a lift and an allocated parking space within a secure gated courtyard. The property is leasehold with a 999 year lease from 1998, an annual service charge of circa £1,014 p/a and a ground rent of £5p/a.







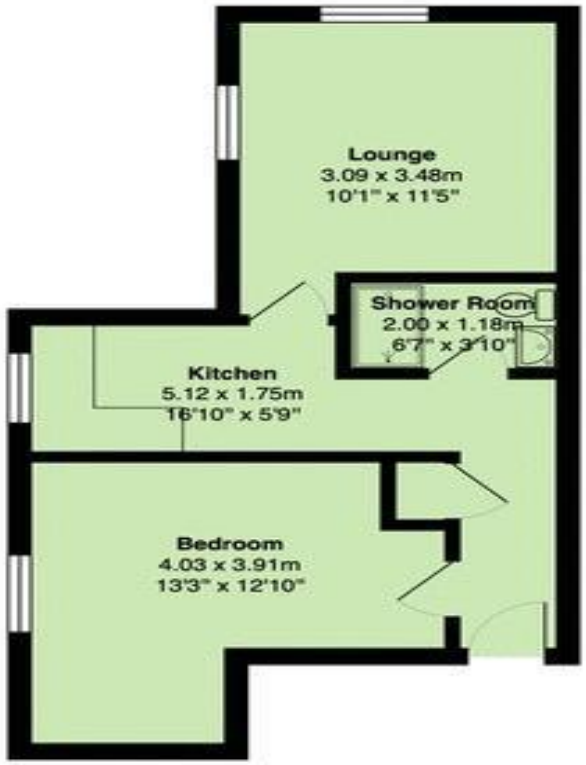






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

11, Dene House Court, Woodhouse, LS2 9BS



Total Area: 38.6 m² ... 415 ft²

Tenure leasehold with a 999 year lease from 1998, an annual service charge of circa £1,014 p/a and a ground rent of £5p/a. **Council Tax Band** B

Possession Immediate vacant possession

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 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 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.