

# castlehill

Estate Agents

23 Maple Gardens Leeds  
LS6 1FL

£339,950 Region



- Recently Built End Town House
- IMPRESSIVE 4 BEDROOMS AND 4 BATHROOMS
- Head of Cul-De-Sac
- South Facing Gardens & Drive
- Stunning Modern & Spacious Interior
- Ideal Professional/ Family Home!



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk



Your Sales  
and Lettings  
Specialist in  
North Leeds

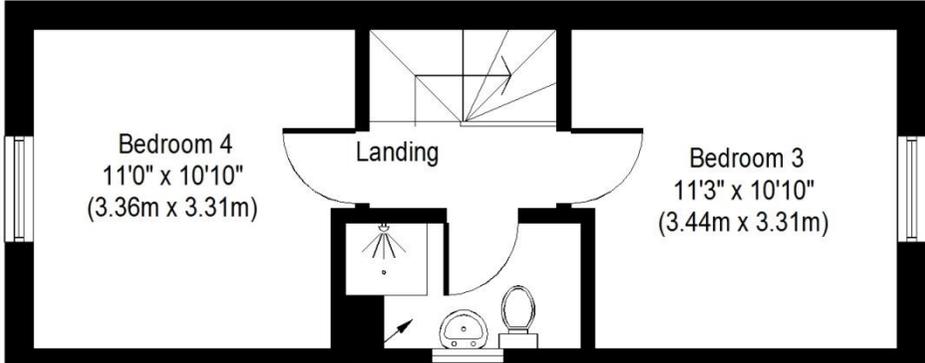
**A RARE OPPORTUNITY TO PURCHASE A RECENTLY BUILT HOME IN A SELECT DEVELOPMENT CLOSE TO HEADINGLEY AND LEEDS CITY CENTRE!!** This attractive thoughtfully planned development is incredibly well placed just off Victoria Road, very convenient for access to Headingley's extensive amenities other local shops, Leeds city centre, the universities and hospitals.

**No: 23 is a SUBSTANTIAL END TOWN HOUSE**, located at the head of a cul-de-sac and features an impressive **FOUR DOUBLE BEDROOMS and THREE BATHROOMS!!** Finished to a high contemporary specification through out, **WITH DRIVEWAY AND LOVELY SOUTH-FACING GARDENS**, an ideal purchase for a range of buyers including first time buyers, families and parents considering buying for their son/daughter. **OFFERED WITH NO ONWARD CHAIN and immediate vacant possession on completion**, enhancing efficiency of purchase!! In brief the accommodation comprises; an entrance hall, downstairs cloak room w/c, lounge with bay window, open plan dining kitchen with patio doors to the rear garden. Two first floor bedrooms, one with en-suite shower room w/c and a house bathroom & w/c. A further two good sized bedrooms and a third shower room and wc on the second floor!! **Externally there are gardens to the front, with driveway for two small cars, side gardens and a paved path providing access to an enclosed rear lawned garden, enjoying a very sunny southerly aspect.**

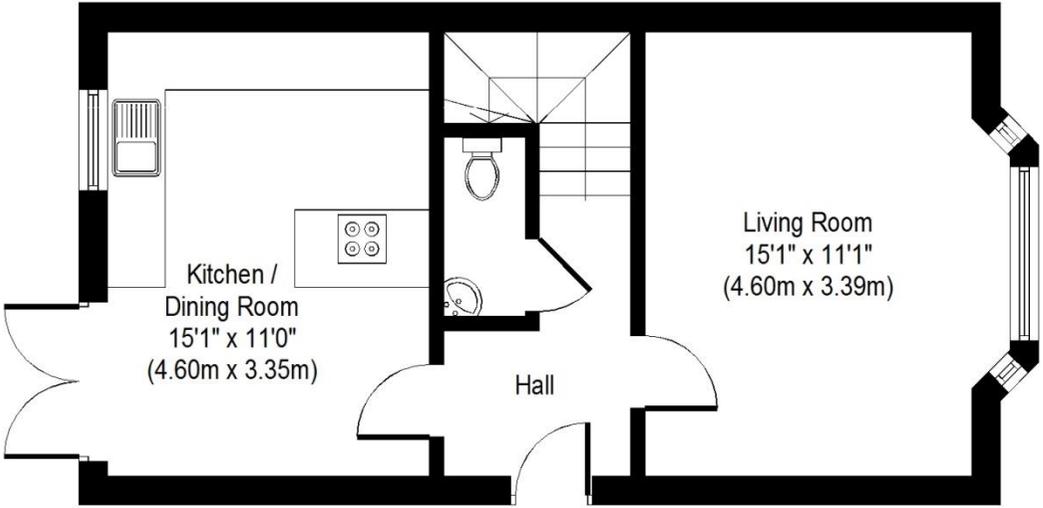




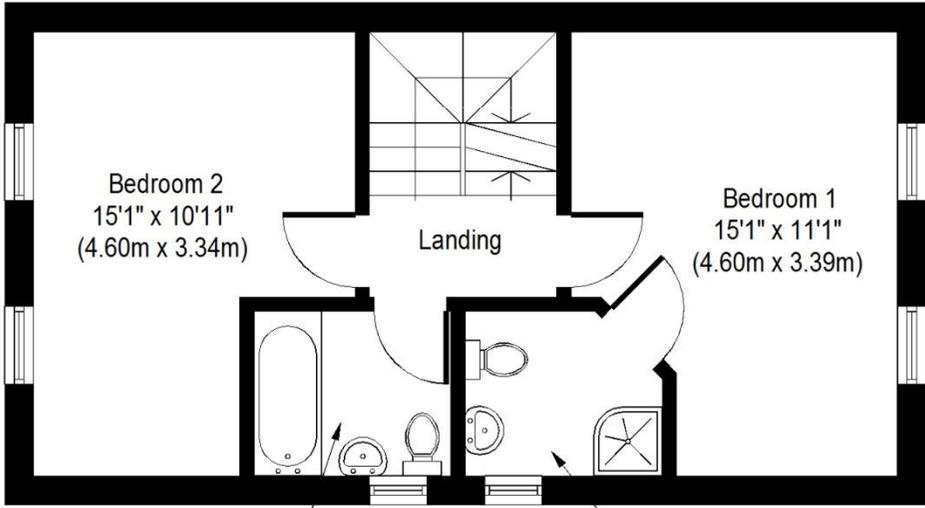




**Second Floor**  
Approximate Floor Area  
**320 Sq. ft.**  
(29.7 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
**456 Sq. ft.**  
(42.4 Sq. m.)



**First Floor**  
Approximate Floor Area  
**446 Sq. ft.**  
(41.4 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### LOCATION

Travelling from Hyde Park Corner on Victoria Road, Maple Gardens is on the left just after Ash Grove.

**Council Tax Band D**

### TENURE

Freehold

### POSSESSION

Vacant possession on completion.

### Offer procedure

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 a mortgage broker along with other property professionals.

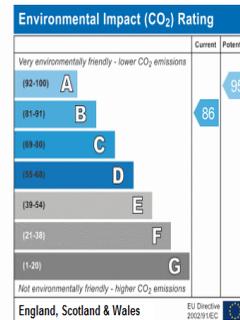
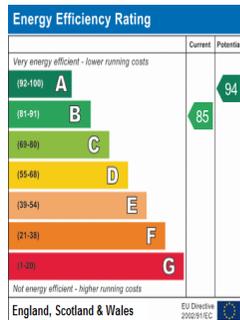
### Viewings

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

### 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.

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



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