

Castlehill

Estate & Letting Agents

1 Canalbank View, Leeds
LS13 1RG

£174,950 Region



- Lovely ground floor apartment
- Two bedrooms, master bedroom en-suite
- Wonderful setting with great views
- Overlooking the Leeds Liverpool Canal
- Undercroft parking
- Attractive communal grounds



AN ATTRACTIVE TWO BEDROOMED GROUND FLOOR APARTMENT IN A WONDERFUL SETTING OVERLOOKING THE PICTURESQUE LEEDS LIVERPOOL CANAL AND PLAYING FIELDS BEYOND, CLOSE TO LOCAL SHOPS, BARS AND CAFES IN RODLEY WITH EASY ACCESS INTO LEEDS CITY CENTRE AND ONTO THE MAJOR ROAD NETWORKS.

The property is currently let on a rolling tenancy at £800pcm so ideal as an on-going investment or as a first home with vacant possession & contents available by negotiation.

This lovely modern and well presented development sits on the banks of the Leeds Liverpool Canal with wonderful leafy views over playing fields and Rodley nature reserve. The gas centrally heated and UPVC double glazed accommodation comprises a spacious entrance hall, a lounge with glazed double doors to a small patio area, a fitted kitchen, a master double bedroom with en-suite shower room w/c, a further bedroom and a bathroom w/c. Externally there are well managed and presented communal grounds with gardens, a dedicated under croft parking space and visitor parking.

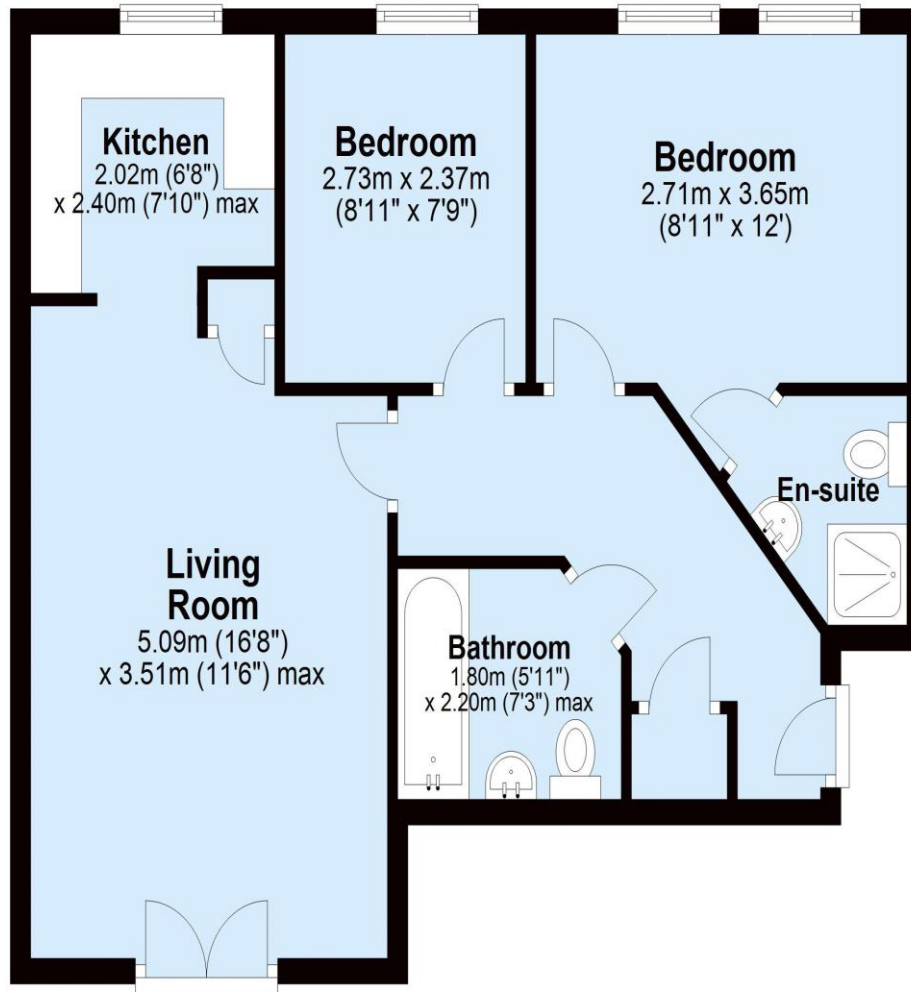
The property is leasehold with a 125 years lease from 2001. We understand the ground rent is £100 p/a and the service charge is circa £267.43 p/q. Internal viewing is absolutely essential to appreciate this lovely property in a wonderful setting.





Ground Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Tenure

Leasehold Lease 125 years lease from 2001. We understand the ground rent is £100 p/a and the service charge is circa £267.43 p/q.

Council Tax Band

B

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.

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 78 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.