



£199,950 Region



- Top Floor Characterful Apartment
- Two Double Bedrooms (Master Ensuite)
- No Chain & Offered with Vacant Possession
- Long Lease of 999 Years !
- Good Sized Open Plan Living Kitchen
- Allocated Parking & Communal Gardens



**A CHARACTERFUL & SPACIOUS TWO DOUBLE BEDROOMED TOP FLOOR APARTMENT SITUATED IN THIS ATTRACTIVE CONVERSION WITH WELL TENDED ESTABLISHED COMMUNAL GARDENS AND ENCLOSED PARKING, LOCATED IN HEADINGLEY'S LEAFY CONSERVATION AREA, JUST A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY WITH LEEDS CITY CENTRE AND THE UNIVERSIITES ALSO WITHIN EASY REACH.**

The property is offered with vacant possession, ideal for investment or as a private/first home. Located to the rear of the development, offering quieter surroundings, accommodation comprises a generous entrance hall with two bedrooms, the master bedroom having built in wardrobes and an en-suite shower room w/c, a 'house' bathroom w/c and a large open plan lounge and modern fitted kitchen with breakfast bar, top floor views and a lovely small balcony via patio doors. Additional features include, upvc double glazed and electric wall mounted heating.

The property is leasehold and benefits from a long lease of 999 years from 1st January 2004, £350 p/a ground rent and £329 quarterly service charge which we understand includes buildings insurance.

Externally, the development is fully enclosed with electric gates providing access to the attractive garden and parking space allocated to this property.

Internal viewing strongly recommended of this well presented and maintained apartment.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### Tenure

Freehold Leasehold

### Possession

The property is intended to be vacant possession on completion.

### 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.

### 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.



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.

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