



£155,000 Region



- Well presented top floor apartment
- Two bedrooms and modern shower room w/c
- Modern kitchen with integrated appliances
- Opposite Headingley train station
- Fantastic elevated views to the front
- Allocated parking space



**A LOVELY TOP FLOOR TWO BEDROOMED APARTMENT WITH FANTASTIC ELEVATED VIEWS TO THE FRONT, RIGHT OPPOSITE HEADINGLEY TRAIN STATION, PROVIDING EASY & VERY CONVENIENT ACCESS INTO LEEDS CITY CENTRE, ALSO WITHIN WALKING DISTANCE TO LOTS OF AMENITIES INCLUDING SHOPS, KIRKSTALL SPORTS CENTRE AND MEDICAL CENTRE AND THE PICTURESQUE KIRKSTALL ABBEY.**

This well presented apartment comprises an entrance vestibule leading to the entrance hall, a good sized lounge and dining area and a modern fitted kitchen with integrated appliances - both these rooms have fantastic long distance views. There is a master double bedroom with built-in wardrobes, a good sized second bedroom and a modern shower room w/c.

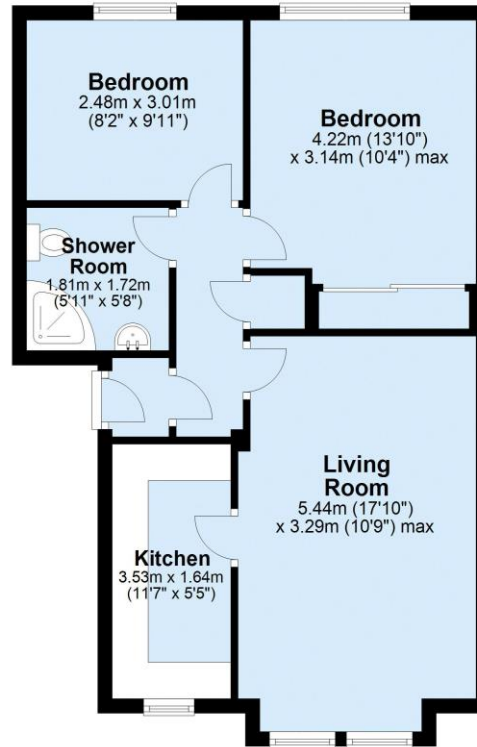
Externally there are well tended communal grounds and an allocated parking space. The property is currently let until 3rd September 2025 at £950pcm, therefore ideal for on-going investment or as a first home once vacant possession is obtained at the end of the tenancy. The property is leasehold with an extended lease from 1993 with 157 years remaining. We understand the service charge is £106.62 pcm which includes buildings insurance.





## Top Floor

Approx. 52.8 sq. metres (568.0 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

### Council Tax Band

B

### Possession

Subject to Tenancies

### 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.

### Houses in Multiple Occupation (HMO)

*This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](http://Leeds City Council website) website for more information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 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.

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