

# Castlehill

Estate & Letting Agents

27 Abbots Mews, Leeds  
LS4 2AB

£164,950 Region



- Lovely Top Floor Flat
- Two Double Bedrooms
- En-suite shower w/c & 'house' bathroom w/c
- Secure parking
- Elevated leafy views
- Ideal first home or investment



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

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North Leeds



A LOVELY TOP FLOOR APARTMENT FEATURING TWO DOUBLE BEDROOMS, ONE WITH AN EN-SUITE SHOWER ROOM W/C, SITUATED IN THIS ATTRACTIVE MODERN DEVELOPMENT WITH A SECURE COURTYARD AND PARKING SPACE, VERY CONVENIENTLY LOCATED A FEW MINUTES WALK TO BURLEY PARK TRAIN STATION, SHOPS AND WITHIN EASY REACH OF HEADINGLEY, THE UNIVERSITIES & LEEDS CITY CENTRE.

The property is currently let @ £895pcm until 16th March 2024, therefore ideal for either private occupation or continued investment. This spacious property comprises a generous entrance hall, an open plan kitchen and lounge, two double bedrooms, one with en-suite shower room w/c, a 'house' bathroom w/c with shower over the bath and a useful storage cupboard off the hall. All windows face the rear elevation and provide lovely elevated leafy long-distance views.

This well managed and presented development, has well tended communal gardens, cycle & bin storage areas and an allocated parking space within a secure courtyard with electric gate. Opposite the development is a lovely park with public tennis courts.

Internal viewing highly recommended.



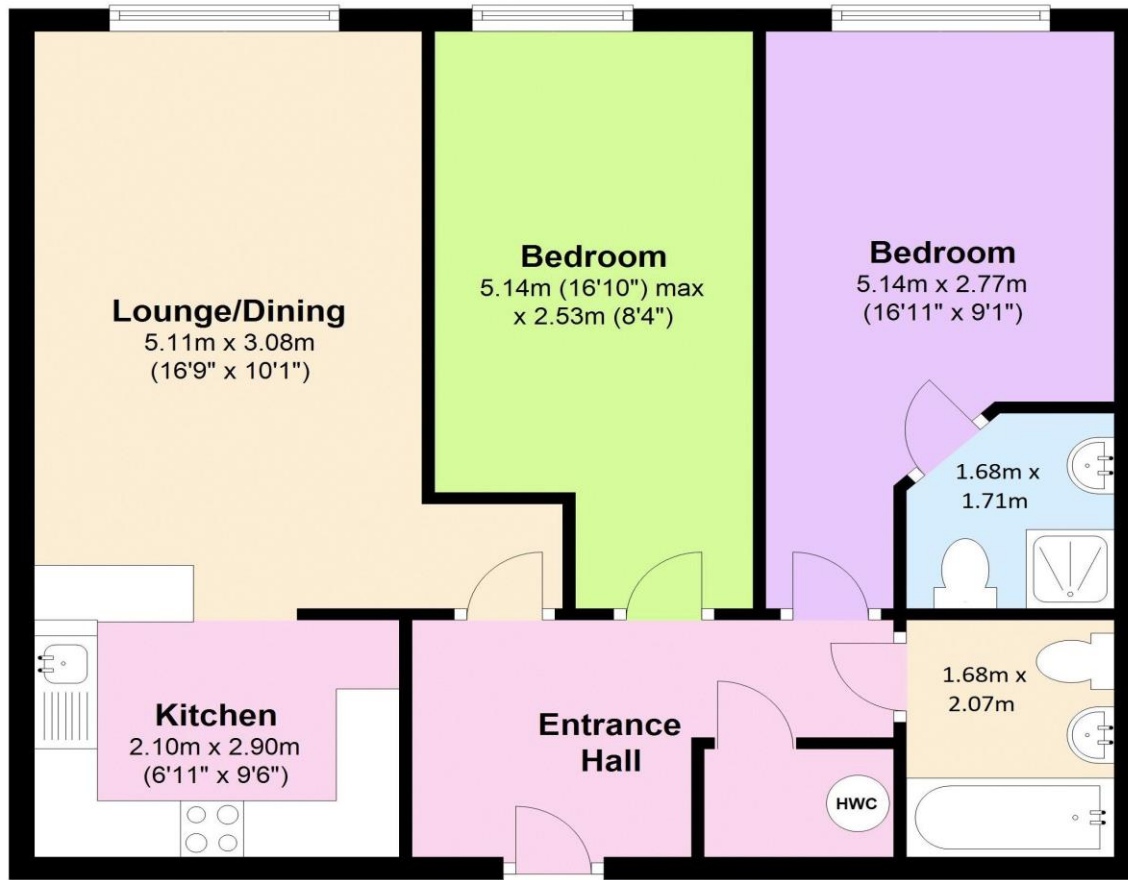






# Floor Plan

Approx. 62.6 sq. metres (674.3 sq. feet)



Total area: approx. 62.6 sq. metres (674.3 sq. feet)

Floor plans are for identification only. All measurements are approximate.

Plan produced using PlanUp.

**Tenure:** Leasehold

**Possession:** Subject to existing tenancy agreement

**AML:** 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 and we will carry out an electronic identity check. We may also need to request photographic identification and/or proof of address.

**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.

**Tenure**

Leasehold Ground Rent - £150.00 per annum Management Charge - £284 per quarter Buildings insurance - £390 p/a Lease length - 125 years from 1st January 2003 Please request your legal adviser to verify this information on purchase

**Council Tax Band**

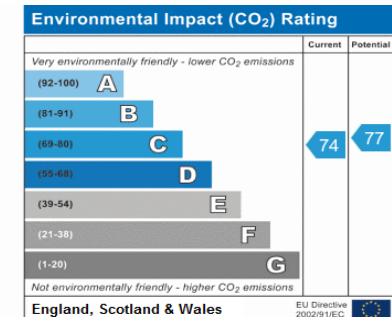
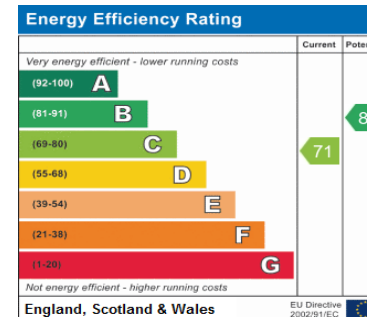
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**Possession**

Vacant possession on completion.

**Point to note**

In accordance with the Estate Agents Act 1979, prospective purchasers should be aware that a member of staff at Castlehill have a direct interest in the sale of this property. Photos taken pre-tenancy.



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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