

Castlehill

Estate & Letting Agents

47 The Cricketers, Leeds
LS5 3RJ



Guide Price £145,000 Region



- Modern top floor flat
- Two bedrooms
- Lovely long distance views
- Parking space
- Opposite train station
- Close to Headingley & Kirkstall



A GOOD SIZED TWO BEDROOMED TOP FLOOR FLAT SITUATED IN THIS ATTRACTIVE DEVELOPMENT OPPOSITE HEADINGLEY TRAIN STATION, CLOSE TO EXTENSIVE SHOPPING AND LEISURE AMENITIES IN KIRKSTALL AND HEADINGLEY, A MEDICAL CENTRE, SPORTS CENTRE AND THE PICTURESQUE KIRKSTALL ABBEY. ALSO WITH EASY ACCESS INTO LEEDS CENTRE CENTRE.

The accommodation comprises an entrance hall, a generous lounge and dining area, a modern fitted kitchen, a double bedroom with built-in wardrobes, a second bedroom and a bathroom w/c with white suite. The lounge and kitchen enjoy lovely elevated long distance views. Externally, there is car parking and well tended communal gardens.

The property is currently let until 30th June 2024 @ £9,698 p/a excluding bills.

Therefore ideal for on-going investment or equally suitable for private buyers once vacant possession is obtained from 1st July 2024.

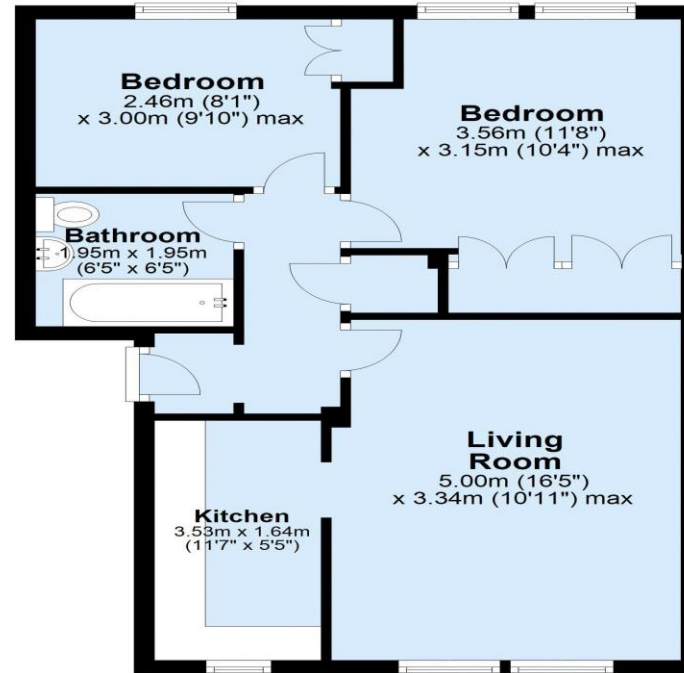
The lease has been extended with 158 years currently remaining.





Top Floor

Approx. 53.6 sq. metres (577.0 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 189 year lease from 1993
Service charges £95.40 pcm

Council Tax Band

B

Possession

Subject to current tenancy

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	77 C	80 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.