



- Two Double Bedroomed Apartment
- Beautiful Central Headingley location
- No Onward Chain
- Ideal First Home or Investment
- Parking and Communal Gardens
- Contents Available by Negotiation!



**DUE TO HIGH LEVELS OF INTEREST, BEST & FINAL OFFERS ARE REQUIRED IN WRITING BY 12 NOON ON TUESDAY 20th FEBRUARY 2024.**

A spacious and stylish two-bedroom first floor apartment, with DELIGHTFUL ELEVATED VIEWS, garage and well-maintained communal gardens. Situated in a very convenient & highly sought-after conservation area. Shire Oak Road is a beautiful tree lined no through road lined with interesting and highly individual properties only a few minutes' walk from the heart of Headingley with all its shops, cafes, bars, farmers market and library, as well as excellent transport links to the city centre.

The purpose-built apartment is OFFERED WITH NO CHAIN - IDEAL FOR PROFESSIONAL PERSON/COUPLE OR FOR INVESTMENT and comprises; a communal entrance, bespoke kitchen, light & airy lounge, two double bedrooms, master bedroom with built in wardrobes and a tiled bathroom & wc. There are pleasant views of the gardens from most windows and an excellent level of privacy! The rooms are heated by electric wall mounted heating.

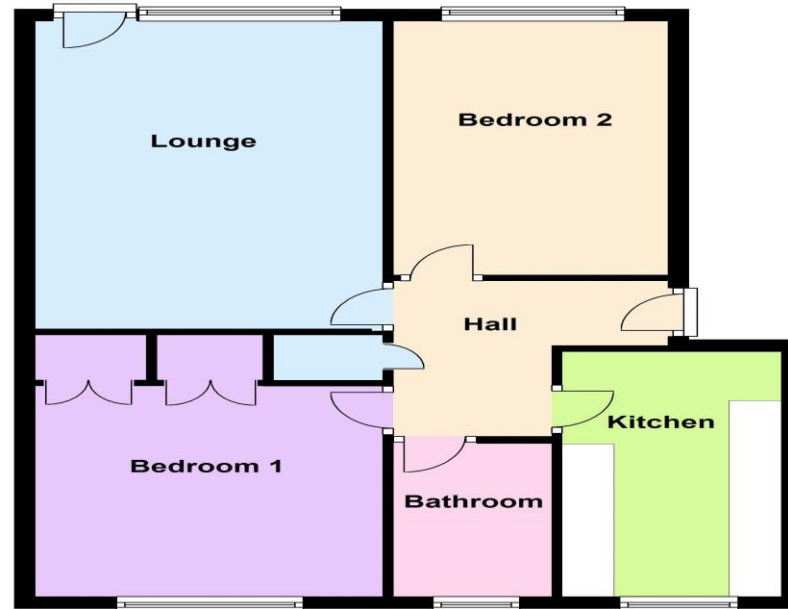
Externally, the property enjoys well attended communal gardens and on street parking but comes with a garage. The property is leasehold and has a LONG LEASE of 999 years from 2006.





## First Floor

Approx. 62.3 sq. metres (670.9 sq. feet)



Total area: approx. 62.3 sq. metres (670.9 sq. feet)

Floor plans provided for illustration purposes only. Not to scale. All measurements are approximate.  
Plan produced using The Mobile Agent.

### Possession

Vacant

### Council Tax Band

B

### Tenure

Leasehold We are advised the lease term is 999 years from 2006 and the service charge is £440 per quarter. We understand there is no ground rent.

### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 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.

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