

# Castlehill

Estate & Letting Agents

34 Dene House Court, Leeds  
LS2 9BS



£179,995 Region



- Two Bedroom Pent House Apartment
- Huge Roof Terrace & Stunning Long Views
- Spacious Old Mill Conversion
- Close Proximity to Uni & City Centre
- Let Until June 2024!
- Ideal Investment & Parental Purchase!



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Your Sales  
and Lettings  
Specialist in  
North Leeds

**A SUPER TWO BED PENTHOUSE APARTMENT WITH LARGE SOUTH FACING ROOF TERRACE  
ENJOYING LONG DISTANCE VIEWS - INTERNAL INSPECTION ESSENTIAL!**

Undoubtedly one of the best apartments in this popular development! Light and spacious feeling two double bedroom apartment located on the top floor of this well managed development which is situated within easy reach of the University, LGI and Leeds city centre.

The property offers a modern interior which briefly comprises; central entrance hall, open plan lounge/ dining/ kitchen with floor to ceiling windows and a patio door opening onto an unusually large south facing roof garden/terrace which makes for a wonderful entertaining space. Master bedroom with en suite shower room/WC, second double bedroom, both with floor to ceiling windows and main bathroom/WC with shower over bath.

The property is accessed via remote control electronic gates which lead to secure maintained grounds. Allocated parking and access to the building is via a door intercom and there is a lift to all floors. Currently tenanted until 30th June 2024 at £950pcm, ideal for investment and in our opinion with further rental uplift potential if cosmetically improved!

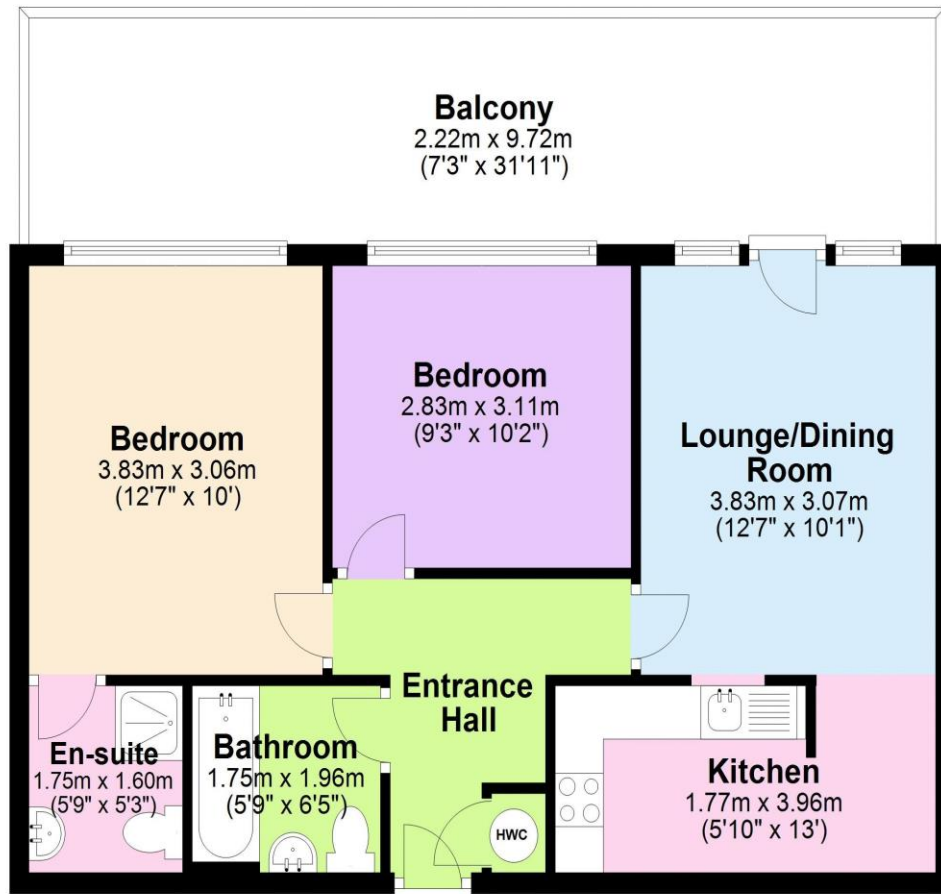
A quality home or on-going investment, enjoying a highly convenient location & within excellent proximity of the main University Campus!





## Floor Plan

Approx. 53.7 sq. metres (578.0 sq. feet)



Total area: approx. 53.7 sq. metres (578.0 sq. feet)

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

### Tenure

Leasehold The lease is a 999 year lease which started in 1997. The management company that looks after the freehold is Handley Gibson and its around 270 a quarter. Please request your legal advisor to verify this information on purchase.

### Council Tax Band

C

### Possession

Subject to existing tenancy. Vacant possession 1st July 2024

### 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.

### 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.