

Castlehill

Estate & Letting Agents

8 The Cricketers, Leeds
LS5 3RL



£149,950 Region



- Lovely first floor apartment
- Two bedrooms
- No chain, ideal first home or investment
- Opposite train station
- Close to lots of amenities
- Parking & well tended communal gardens



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 WELL PRESENTED FIRST FLOOR TWO BEDROOMED APARTMENT VERY CONVENIENTLY SITUATED OPPOSITE HEADINGLEY TRAIN STATION AND CLOSE TO GOOD SHOPPING FACILITIES, KIRKSTALL MEDICAL AND LEISURE CENTRES, PARKLAND AND THE PICTURESQUE KIRKSTALL ABBEY.

Offered with no chain, this 'ready to move into' UPVC double glazed and electrically heated property comprises an entrance lobby, entrance hall, a generous lounge leading to a well fitted kitchen, a double bedroom, a smaller second bedroom and a modern bathroom w/c with an attractive light grey contemporary suite.

Externally there are well tended communal gardens and a dedicated parking space close to the flat entrance.

The windows and heaters were all upgraded and replaced in 2023.

Point to note - The lease term is currently 99 years from 1993 however the seller is currently applying for this to be extended by an additional 90 years and it is the seller's intention for this to be in place by completion of any sale. We understand the current annual ground rent fee of £156.80 will then cease to be applicable. The service charge is currently £106.25pcm which includes the building insurance.

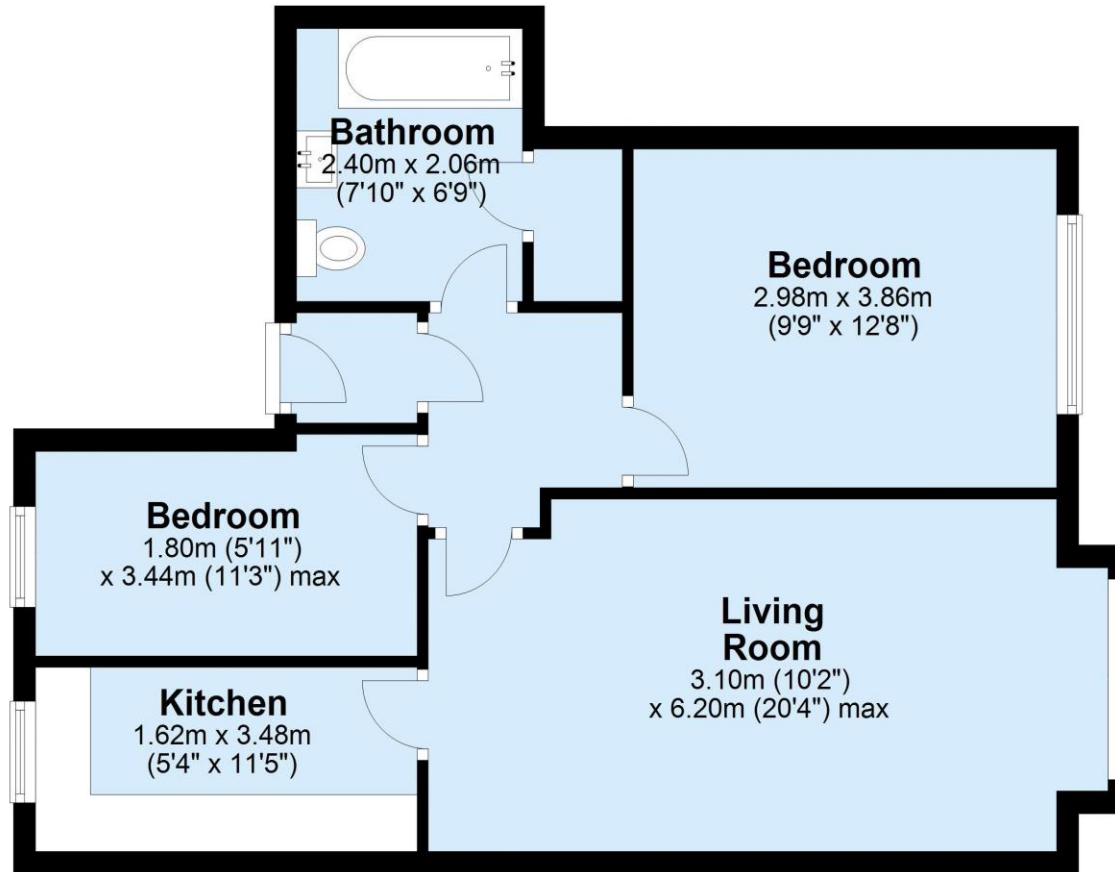




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 54.3 sq. metres (584.1 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 Service charge £106.25pcm inc buildings insurance Ground rent 156.80 p/a Term - 99 years from 1993

Council Tax Band

B

Possession

Subject to existing tenancy agreement

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.

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.