

Castlehill

Estate & Letting Agents

5, Blenheim Square, Leeds
LS2 9AR



£299,950 Region



- Stunning Grade II listed maisonette
- Two very spacious double bedrooms
- Highly characterful and unique home
- Very close to the city and universities
- Viewing over gardens to the front
- Fantastic dining kitchen and lounge



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North Leeds

A STUNNING TWO BEDROOMED MAINSONETTE SITUATED IN THIS ATTRACTIVE GRADE II LISTED GEORGIAN PROPERTY OVERLOOKING LOVELY GARDENS OPPOSITE, VERY CONVENIENTLY SITUATED, A SHORT WALK INTO LEEDS CITY CENTRE AND THE MAIN UNIVERSITIES.

This beautifully presented and characterful property has its own entrance and provides very generous room sizes, with lovely high ceilings and detailed ceiling cornicing. The accommodation comprises a welcoming entrance hall with herringbone design oak laminate flooring, a feature archway with intricately moulded columns and half panelled walls leading to two very spacious double bedrooms, the master bedroom having two built-in wardrobes and views over Blenheim Square gardens. The entrance hall leads downstairs to the garden floor where there is a fantastic dining kitchen with shaker style units and built-in appliances, a Belfast style sink, a central island worktop and ample dining space. An open rectangular arch from the kitchen leads to the lounge with a feature fireplace, recessed spotlighting and French doors to the two level rear garden. There is also an almost fully tiled bathroom w/c with a modern contemporary white suite and a shower over the bath and a hallway providing additional access to the rear garden with an under stairs utility area.

Externally, there is on street parking to the front on a residents permit basis and a two level garden to the rear. We understand the title includes some of this rear garden, but the owners have the right to make use of the whole garden area along with the property above. As there is no direct access to the garden for the above property, the sellers have enjoyed sole use of the whole area during their ownership and have also erected a large shed without any objections.

We thoroughly recommend internal viewing to fully appreciate this highly individual and deceptively spacious property.

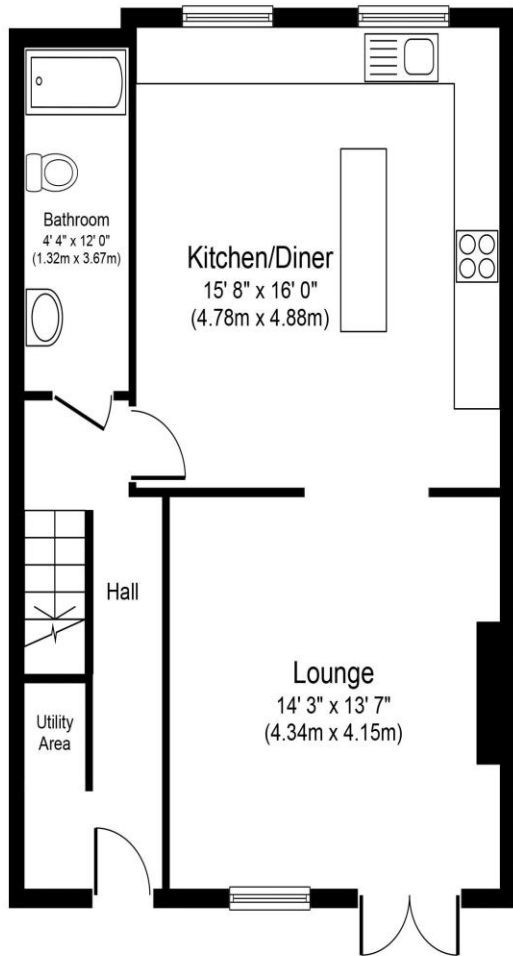
Leeds City Council are the freeholders, so the service charges and ground rents are very favourable.



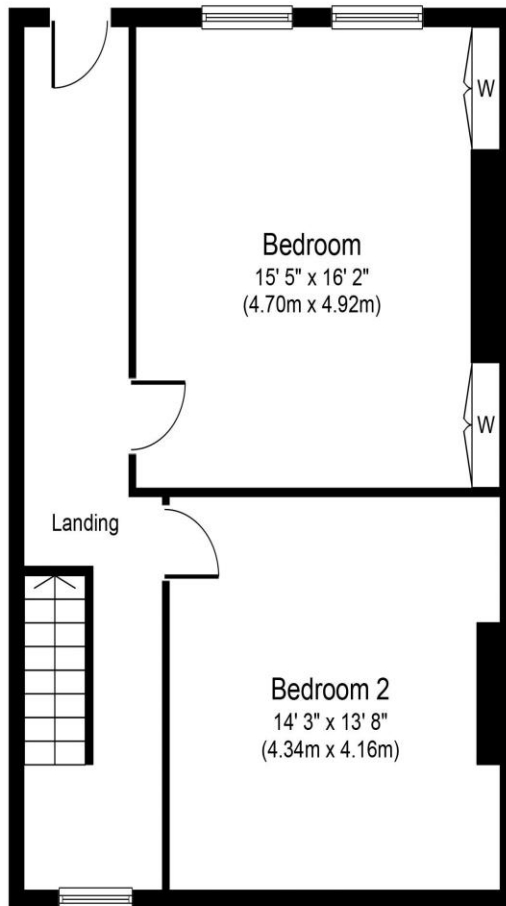








Ground Floor
 Approximate Floor Area
 611 sq. ft.
 (56.7 sq.m.)



First Floor
 Approximate Floor Area
 615 sq. ft.
 (57.1 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure Leashold Lease terms: 125 years from 1990 Ground rent £10 p/a Service charge circa £330 p/a including buildings insurance

Council Tax Band A

Possession Vacant

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours' notice.

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.

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, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.