Castlehill

Estate & Letting Agents

Flat 9 St Michael's Court St. Michaels Lane, Leeds LS6 3AH

Guide Price £178,000 Region



- First floor apartment
- Two bedrooms
- Prime central Headingley location
- Secure parking space in gated car park
- Feature turret bay window
- Open plan lounge & kitchen



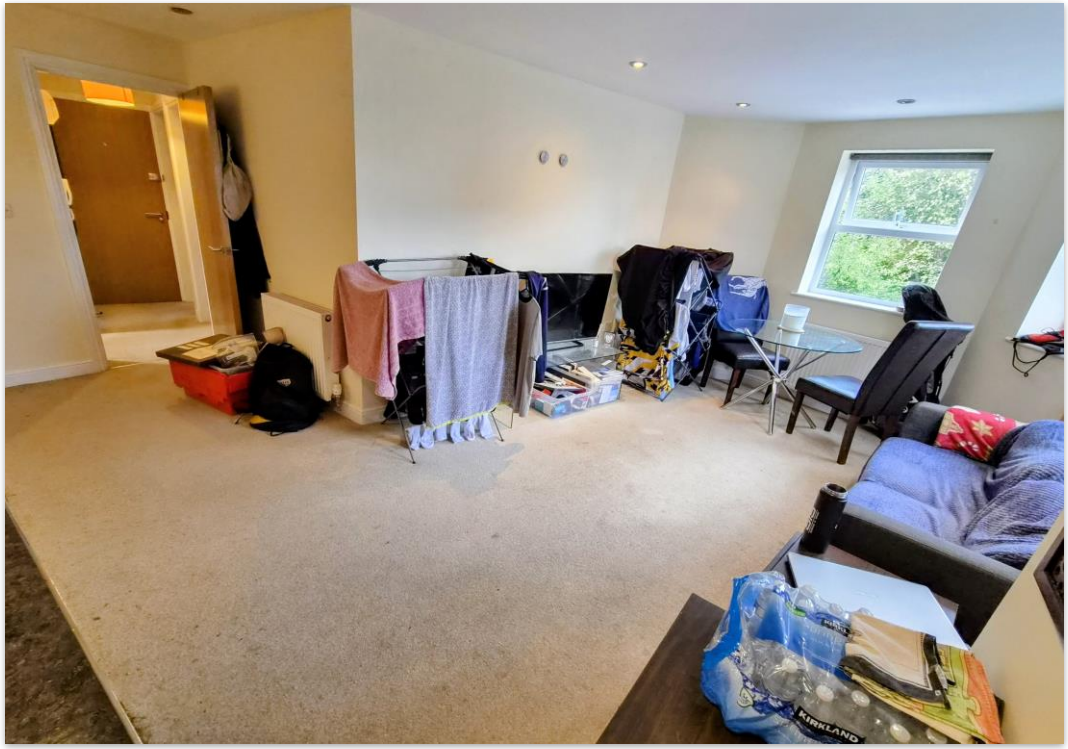
A MODERN FIRST FLOOR TWO BEDROOMED APARTMENT WITH ALLOCATED PARKING WITHIN A GATED COURTYARD, SITUATED IN THIS VERY CONVENIENT AND PRIME LOCATION IN THE HEART OF HEADINGLEY, JUST A FEW MINUTES WALK TO THE CRICKET & RUGBY GROUNDS AND THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS WITH EASY ACCESS TO THE CITY CENTRE AND VARIOUS UNIVERSITY CAMPUS'.

Ideal for either private occupation perhaps as a first home or for investment, offered with no chain, the gas centrally heated and double glazed accommodation briefly comprises an entrance hall, an open plan lounge with a turret style bay with dual aspect windows and a modern kitchen with integrated appliances, including a fridge freezer, dishwasher and oven and hob, two bedrooms and a bathroom w/c. Outside, there is a fully enclosed gated courtyard with mature planting and an allocated parking space providing a good degree of security.

The property is leasehold with favourable terms including a long lease of 999 years from 2010, a service charge of £58pcm and an annual ground rent of £200 (TBC).





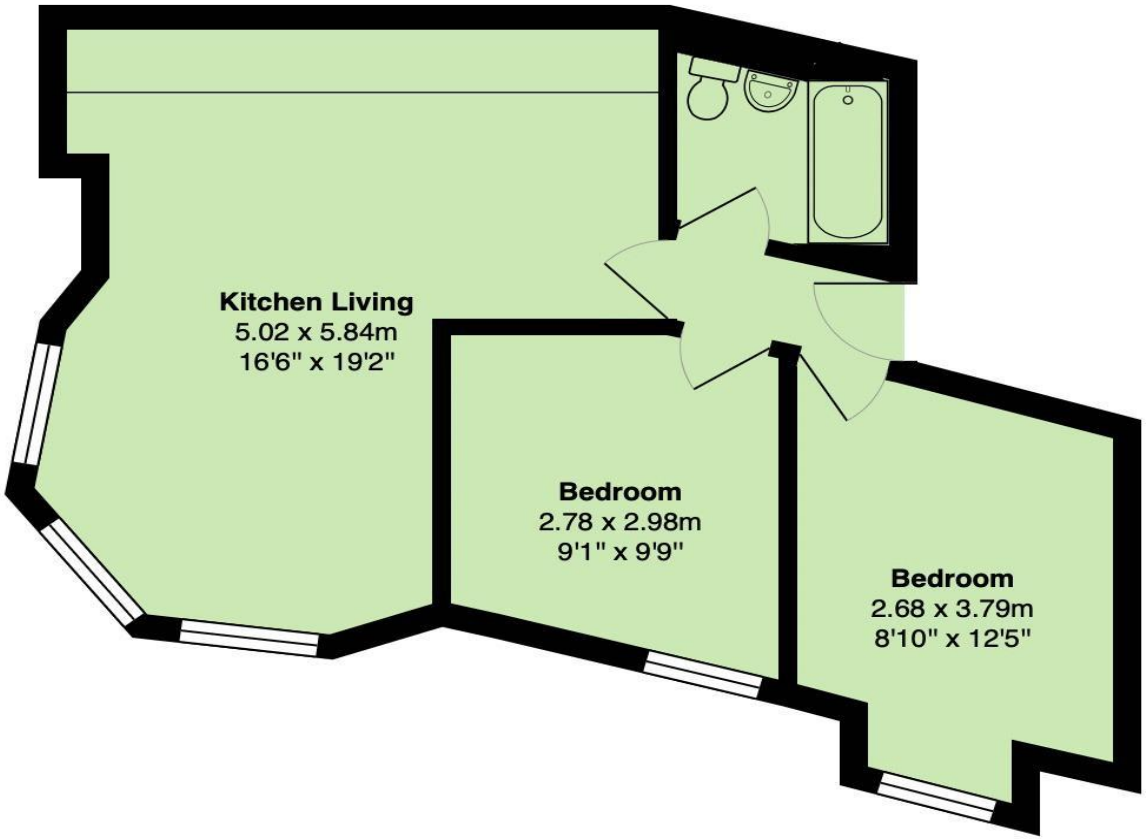








Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 46.9 m² ... 505 ft²

Tenure Leasehold - long lease of 999 years from 2010, a service charge of £58pcm and an annual ground rent of £200 (TBC) **Council Tax Band** B

Possession Subject to existing tenancies

Viewings - All viewings are by appointment only. 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. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend an independent mortgage broker along with other property professionals.

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. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of of address. The fee for these checks is £36 including vat per purchaser.

The Renters' Rights Act - The Renters' Rights Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

Disclaimer -None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.

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