



Guide Price £240,000

- Spacious 3 bedroom second floor apartment
- Over 1000 sq ft of accommodation
- Three generous double bedrooms
- Principle bedroom with ensuite shower room
- Bright and spacious open plan lounge diner
- Private balcony with pleasant aspect
- Well maintained communal grounds
- Allocated parking and permit parking

Carisbrooke Road, Far Headingley, Leeds, LS16 5RU

A stunning three bedroom, second floor apartment offering over 1000 sq ft of stylish accommodation in the highly desirable Far Headingley area. Featuring a superb open plan living space with balcony, contemporary kitchen, principal bedroom with ensuite and allocated parking. This impressive apartment is perfectly positioned for easy access to Leeds City Centre, excellent amenities and transport links.

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General remarks

A superbly presented three bedroom second floor apartment forming part of this modern development in the heart of Far Headingley. Offering generous and well-planned accommodation throughout, the property is ideal for those seeking a stylish, low maintenance home in a convenient and highly regarded location.

Entered through a secure fob entry system into a communal hallway with stairs and lift access to all levels. The accommodation itself comprises of a welcoming entrance hall with useful storage cupboards leading to a spacious open plan lounge diner. The light filled lounge enjoys access to a private balcony providing the perfect space for alfresco dining.

The contemporary kitchen is fitted with an attractive range of wall and base units, integrated appliances and contrasting work top. There are three well-proportioned double bedrooms including an impressive master bedroom having Juliette Balcony and ensuite shower room. A modern house bathroom serves the remaining bedrooms.

The apartment has been tastefully decorated throughout and must be viewed to appreciate the space on offer, The property also benefits from Gas central heating and double glazing.

Externally, the development benefits from well-maintained grounds and an allocated parking space within the undercroft, there is also permit parking available.

Located just off Otley Road, this is a very popular development of modern apartments and town houses. Leeds City centre is just 3 miles from here. The Ring Road and motorway network beyond is accessed from Lawnswood less than 1 mile from the doorstep. Headingley's Arndale Centre is within a 10 minute walk from Carisbrooke Road where a range of shops, amenities, restaurants, and bars can be found. Otley Road is a main bus route for local public transport.

Directions

what3words

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

Tenure, Services & Parking

- Leasehold
- Allocated parking and parking permits for grounds and road.
- All mains services connected. Gas central heating
-

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

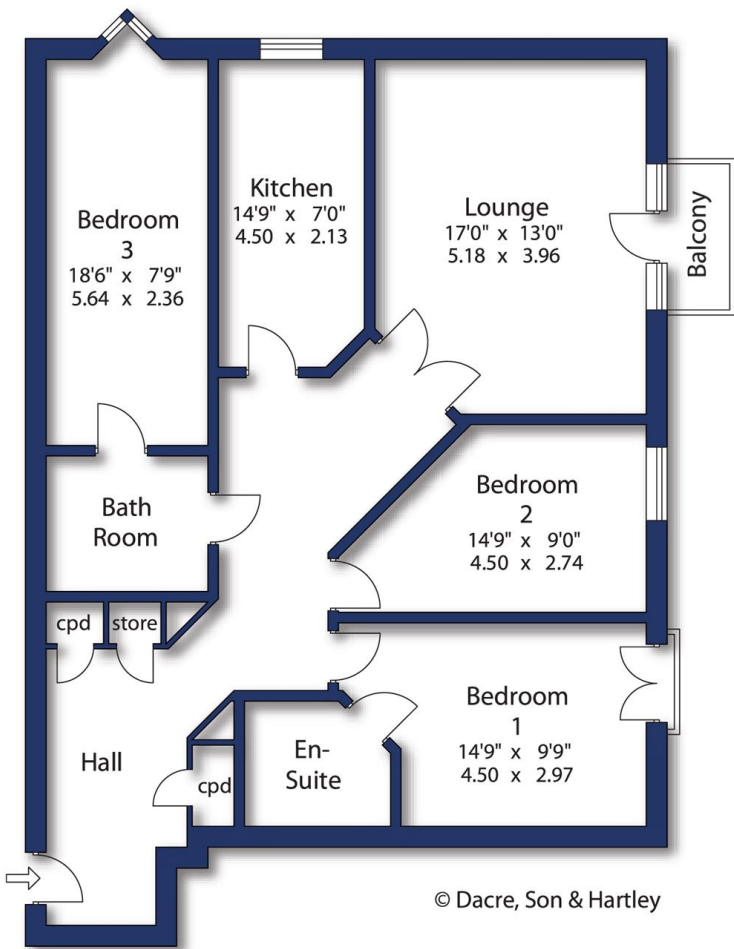
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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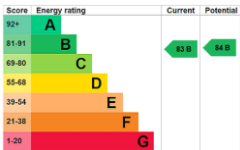


Floorplans

Approx Gross Floor Area = 1083 Sq. Feet
= 100.4 Sq. Metres



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