



Vicarage Mews Vicarage Mews, Leeds, LS5 3GZ

Asking price £161,500

CityRise are delighted to present a modern two bedroom apartment, ideally located within walking distance of Headingley train station. Situated in a gated development with secure entry, allocated parking, and communal gardens, this property is an attractive proposition for buy-to-let investors or portfolio builders.

Internally, the apartment features a spacious open-plan living, kitchen and dining area with integrated appliances. Both bedrooms are generous doubles, ideal for sharers or professional tenants.

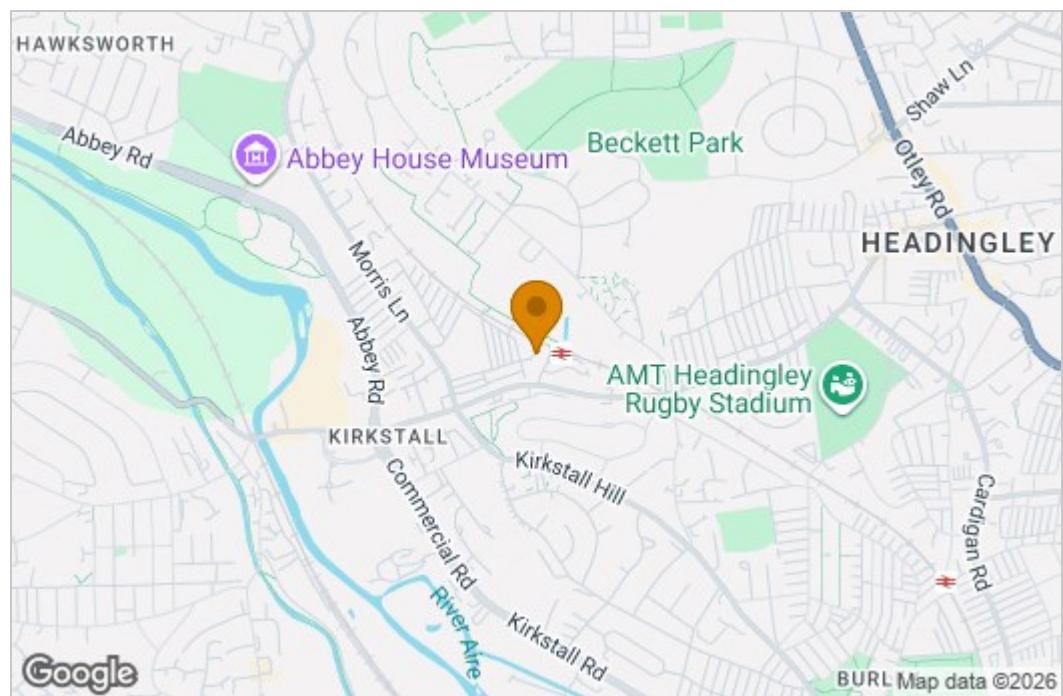
With excellent rental demand in the Headingley and Kirkstall area due to proximity to major employers, universities, sports venues, and transport links, this property offers strong tenant appeal and consistent yield potential.

EPC - C
Council tax band - B

Ref No: 10017

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	