

Castlehill

Estate & Letting Agents

22 Norwood Grove, Leeds
LS6 1DT

£465,000 Region



- Stunning & stylish investment property
- Six bedrooms, three shower rooms
- Popular and convenient location
- Let until 30th June 2025
- Gross rent £44,738p/a (inc bills)
- Viewing essential!



NOW RE-LET UNTIL 30th JUNE 2025 @ £44,738 p/a INCLUDING BILLS! (circa £35,880 p/a excluding bills). A STUNNING SIX BEDROOMED TERRACE WITH THREE SHOWER ROOMS, SITUATED IN THIS SOUGHT-AFTER AND PRIME LETTING LOCATION, CLOSE TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITHIN EASY REACH OF THE UNIVERSITIES & CITY CENTRE.

The well managed and stylish accommodation comprises an entrance hall, a bedroom, shower room w/c and a modern fitted kitchen with breakfast bar, a lower ground floor lounge with wall mounted flat screen TV, three first floor bedrooms and a shower room w/c and two further bedrooms on the top floor sharing a 'Jack & Jill' shower room w/c.

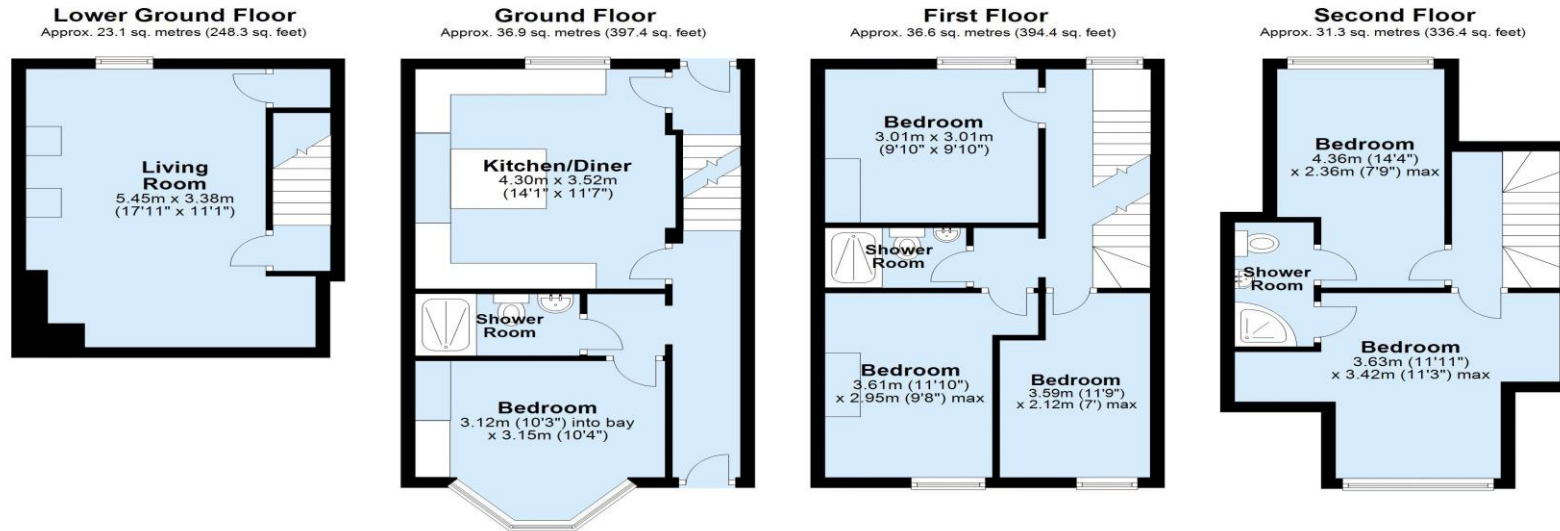
Externally there is a small garden frontage, a yard to the rear and ample on street parking. The property is currently let until 30th June 2024 with a gross rent of £43,800 p/a including bills (£34,320p/a excluding bills), therefore ideal as an attractive on-going investment purchase.

The property has a lawful C4 use certificate and the seller has a HMO Licence until 5th January 2026. The sale is subject to the successful buyer retaining the current lettings management agent (Beyond Lettings) until at least the remainder of any agreed tenancy agreements.

Internal viewing strongly recommended to appreciate this well run and impressive investment







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 PlanIt.

Tenure
Freehold
Council Tax Band
B
Possession
Subject to existing tenancy agreement
Point to note

Photos taken pre-tenancy
AML 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 and we will carry out an electronic identity check. We may also need to request photographic identification and/or proof of address

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.
Management Clause
If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.
Houses in Multiple Occupation (HMO)
This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](#) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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.