

# Castlehill

Estate & Letting Agents

5 Newport Mount, Leeds  
LS6 3DB

£325,000 Region



- Spacious though terrace
- Four bedrooms but potential for six
- Convenient and popular location
- Close to Headingley & train station
- Let until 30th June 2025
- Potential future rent well over £30,000!

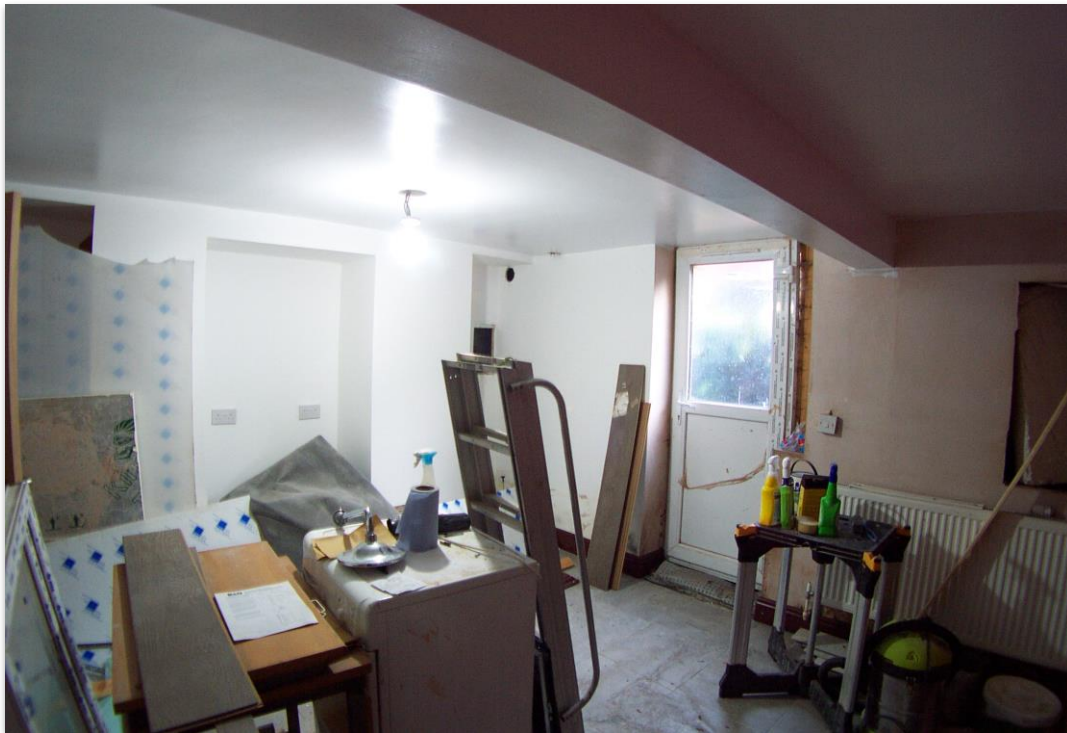


LET UNTIL SUMMER 2025 - A SPACIOUS FOUR BEDROOMED THROUGH TERRACE WITH A SEMI-CONVERTED LOWER GROUND FLOOR OFFERING EXCELLENT POTENTIAL TO ADD TWO NEW BEDROOMS WITH EN-SUITE FACILITIES INCREASING THE NUMBER OF BEDROOMS TO SIX. SITUATED IN THIS VERY CONVENIENT AND LEAFY LOCATION, A SHORT WALK TO HEADINGLEY'S EXTENSIVE AMENITIES, THE CRICKET AND RUGBY GROUNDS AND BURLEY PARK TRAIN STATION

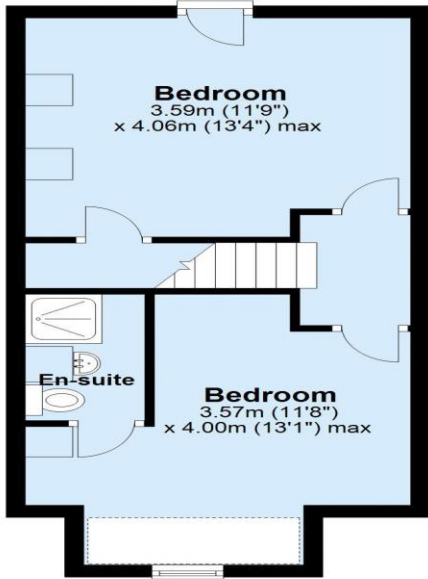
The property is currently let to four occupants until 30th June 2025 @ £19,680 p/a excluding bills. The layout comprises an entrance hall, lounge and dining kitchen on the ground floor, two bedrooms, a storeroom and a bathroom w/c on the first floor and two bedrooms on the top floor. The lower ground floor has been converted under a building regulation application reference 19/00716/DALFP into two additional bedrooms and en-suite facilities but some works are required to finish the project. Externally there is a small garden to the front, a yard to the rear and ample on street parking.

Once complete, there must be considerable scope to increase future rents to well over £30,000 p/a, subject to meeting HMO licencing requirements. Internal viewing strongly recommended to appreciate the full potential.

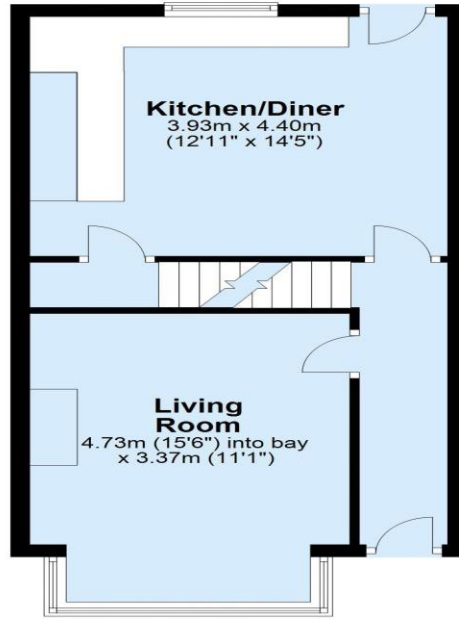




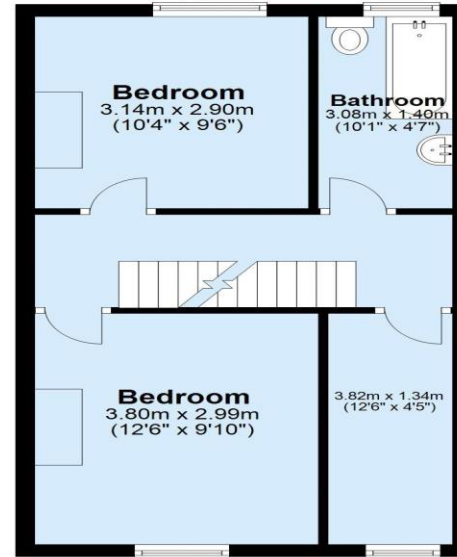
**Lower Ground Floor**  
Approx. 34.7 sq. metres (373.6 sq. feet)



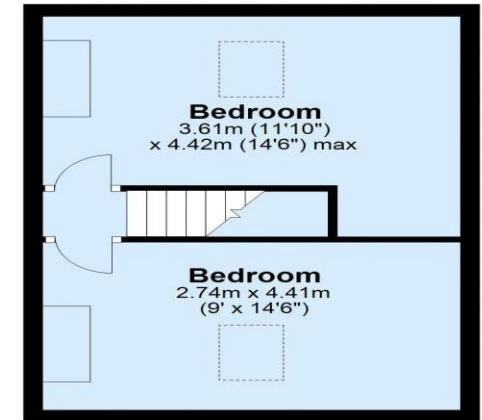
**Ground Floor**  
Approx. 39.3 sq. metres (423.2 sq. feet)



**First Floor**  
Approx. 38.2 sq. metres (410.8 sq. feet)



**Second Floor**  
Approx. 28.4 sq. metres (306.2 sq. feet)



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 PlanUp.

**Tenure** Freehold  
**Council Tax Band** C  
**Possession** Subject to current tenancy agreement  
**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](http://Leeds City Council website) for more information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	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.