

Castlehill

Estate & Letting Agents

18, Newport View, Leeds
LS6 3BX

£339,950 Region



- Very well managed & presented terrace
- Six bedrooms, shower room and bathroom
- Close to shops, train station and Headingley
- Ideal investment purchase
- Net rent circa £27,500 p/a
- Viewing strongly recommended



AN EXCEPTIONALLY WELL MANAGED AND MAINTAINED SIX BEDROOMED TERRACE, SITUATED IN THIS HIGHLY CONVENIENT LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, THE CRICKET GROUND AND THE EXTENSIVE AMENITIES IN HEADINGLEY, WITH THE CITY CENTRE AND THE VARIOUS UNIVERISTY CAMPUS' ALL WITHIN EASY REACH.

The property is let on individual tenancies on rolling contracts, generating a total annualised rent roll of circa £34,000 including bills. (The seller estimates the net rent less bills and a fortnightly cleaner is circa £27,500 - producing an attractive yield in excess of 8%). The property is therefore ideally suited to continued investment, although could be converted back to a private home if required, subject to vacant possession negotiations.

The well planned accommodation comprises a lounge and modern fitted kitchen on the ground floor, two lower ground floor bedrooms and a shower room w/c, two first floor bedrooms and a bathroom w/c and two further bedrooms on the top floor. Externally there are neatly maintained gardens to the front and rear.

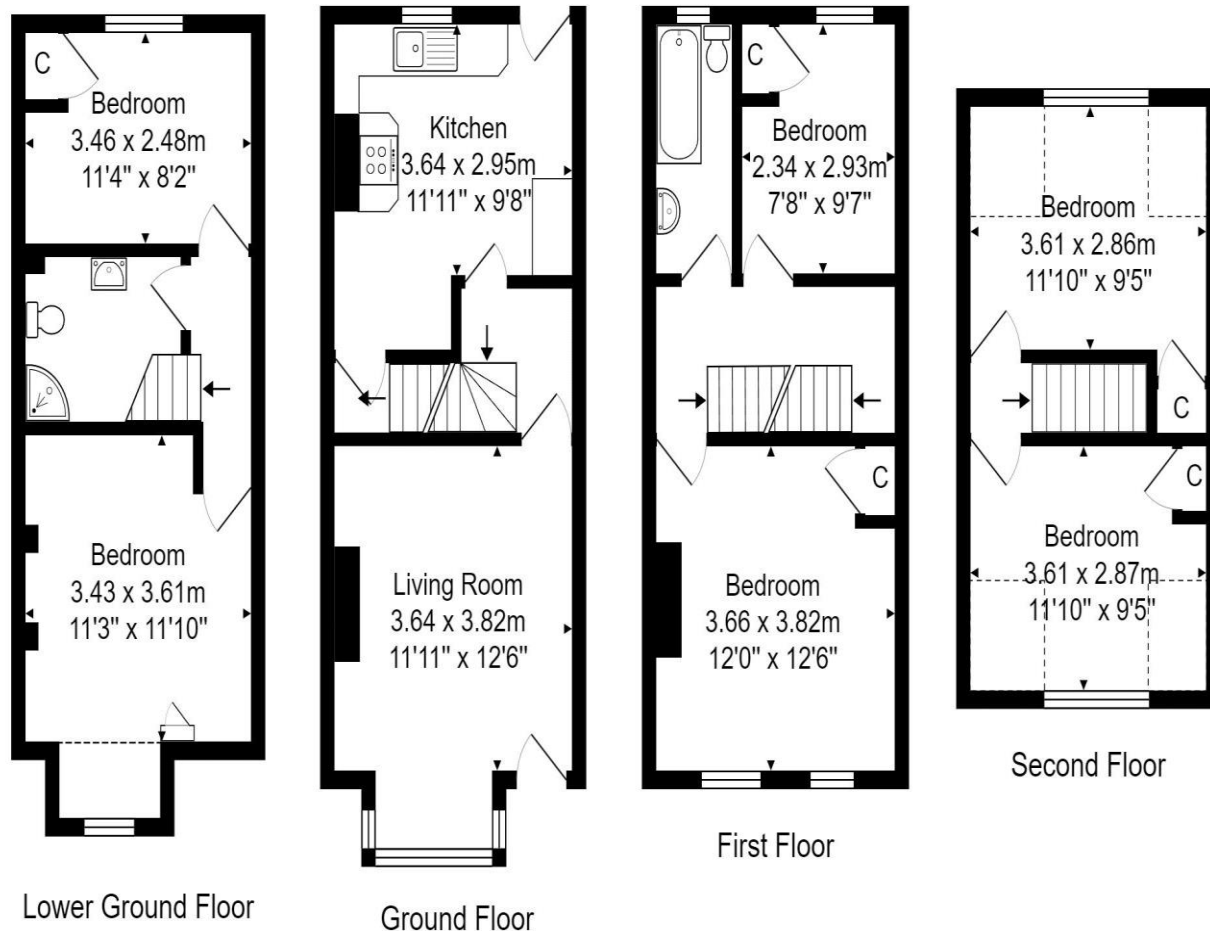
The seller has a HMO Licence until 1st June 2027 and a certificate of lawful use for C4 HMO planning. The property was re-roofed in 2019. There is no lettings management tie in, allowing buyers to self-manage or appoint their preferred agent.

Internal viewing strongly recommended.









Tenure Freehold

ouncil Tax Band C

Possession Subject to tenancy

Viewings

All viewings are by appointment. 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. 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.

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.

House in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the Leeds City Council website for more information.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

