



£399,950 Region



- Deceptively spacious semi-detached
- Six bedrooms
- Convenient & popular Headingley location
- Let until 30th June 2024
- Ideal for continued investment
- Or, conversion back to a private/family home



A DECEPTIVELY SPACIOUS SIX BEDROOMED SEMI-DETACHED PROPERTY SITUATED IN THIS HIGHLY CONVENIENT AND POPULAR HEADINGLEY LOCATION, A SHORT WALK TO EXTENSIVE AMENITIES, SHOPS, BARS, RESTAURANTS AND THE CRICKET GROUND WITH A TRAIN STATION ALSO WITHIN EASY REACH.

The well planned accommodation comprises an entrance hall, a lounge, dining kitchen, bedroom and a bathroom w/c on the ground floor, three bedrooms on the first floor with a bathroom w/c and two bedrooms on the second floor with a separate w/c. Externally, there is a drive for off street parking, a garage and low maintenance gardens to the front & rear.

The property is currently let until 30th June 2024 at £31,371 p/a excluding bills, so ideal for continued investment or possibly an opportunity for a private buyer to convert back to a family home, providing flexible layout options to suit buyer's requirements.

The seller has a HMO Licence until 10th August 2027.





Tenure
Freehold
Council Tax Band
C
Possession
Subject to current tenancy

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.

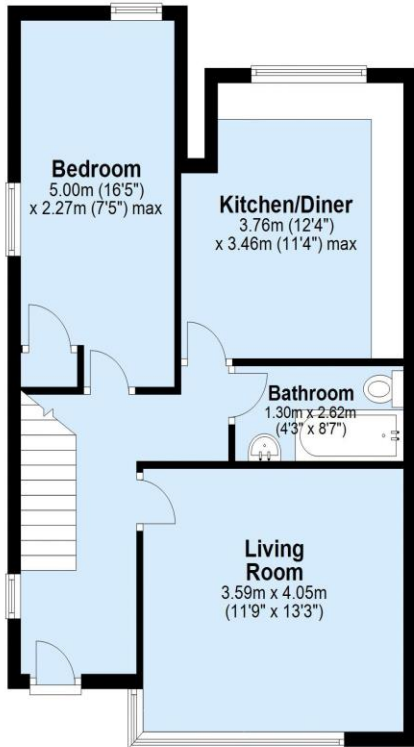
Houses in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](http://Leeds City Council website) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

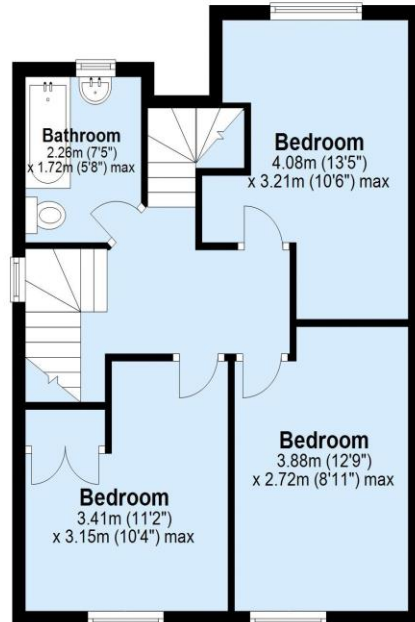
Ground Floor

Approx. 51.8 sq. metres (558.0 sq. feet)



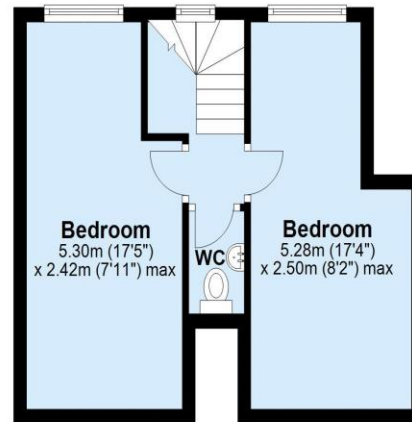
First Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



Second Floor

Approx. 28.4 sq. metres (306.1 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.

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.



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