

Castlehill

Estate & Letting Agents

9 Ash Gardens, Leeds
LS6 3LD



£385,000 Region



- Spacious semi-detached
- Six bedrooms
- Gardens & drive for off street parking
- Prime central Headingley location
- Let until 30th June 2025
- Gross rent £32,224 p/a (ex bills)



LET UNTIL 30th JUNE 2025! - A SIX BEDROOMED SEMI-DETACHED PROPERTY WITH DRIVE AND GARDENS SITUATED IN THE HEART OF HEADINGLEY, A FEW MINUTES WALK TO EXTENSIVE AMENITIES, SHOPS, BARS, RESTAURANTS, THE CRICKET GROUND AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.

The property is currently let until 30th June 2025 at £32,224 p/a excluding bills representing a yield of over 8%!

The well planned accommodation comprises an entrance hall with a separate w/c off, a bedroom and a large open planning living kitchen on the ground floor. Upstairs, there are three bedrooms, a bathroom w/c and a separate shower room with a further bedroom on the top floor. Externally, there is lawned garden to the front, a paved drive for off street parking and a good sized lawned rear garden with potential to build a garage, subject to relevant consents.

The seller has a HMO Licence until 6th November 2026. The sale is not subject to a lettings management tie-in, so buyers are free to self-manage or appoint their preferred agent on completion.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Tenure

Freehold

Council Tax Band

C

Possession

Subject to 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

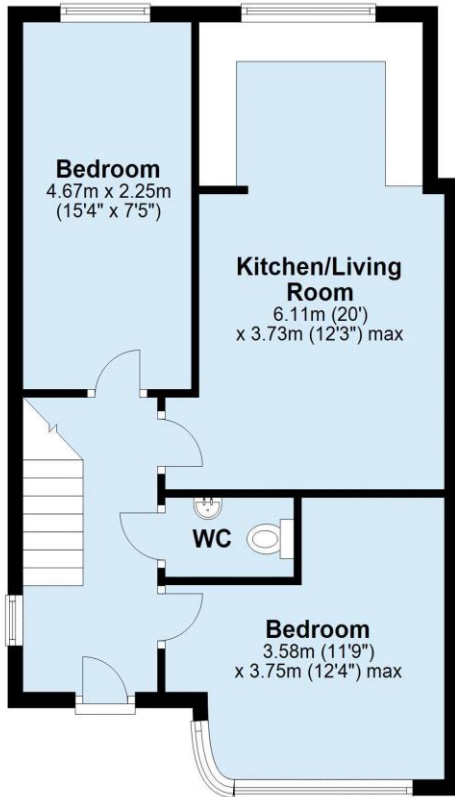
If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

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 website](#) for more information

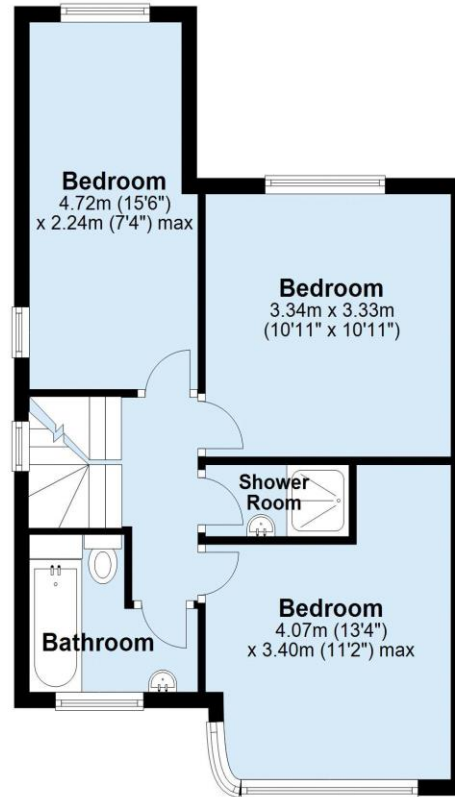
Ground Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



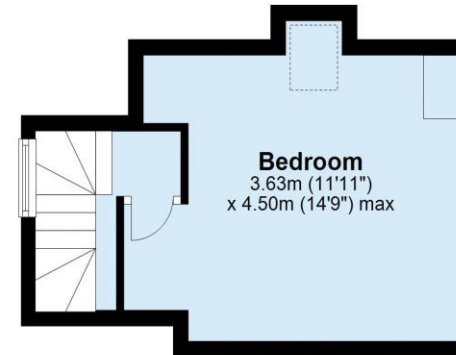
First Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Second Floor

Approx. 18.7 sq. metres (201.6 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.