

# Castlehill

Estate & Letting Agents

11 Ash View, Leeds  
LS6 3JH

£399,950 Region



- Deceptively spacious terrace
- Five bedrooms
- Prime central Headingley location
- Very close to extensive amenities
- Let until 30th June 2025
- Gross rent £31,807 p/a (ex bills)



**LET UNTIL 30th JUNE 2025! - A VERY CONVENIENTLY SITUATED FIVE BEDROOMED TERRACE IN CENTRAL HEADINGLEY, JUST A COUPLE OF MINUTES FROM EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.**

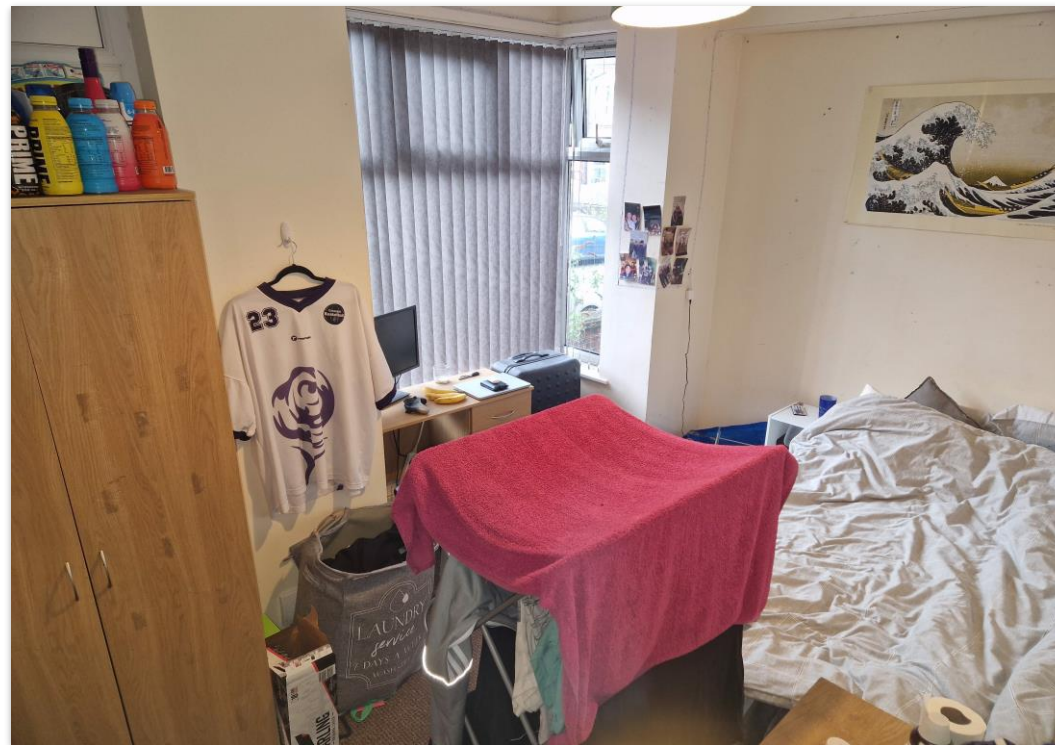
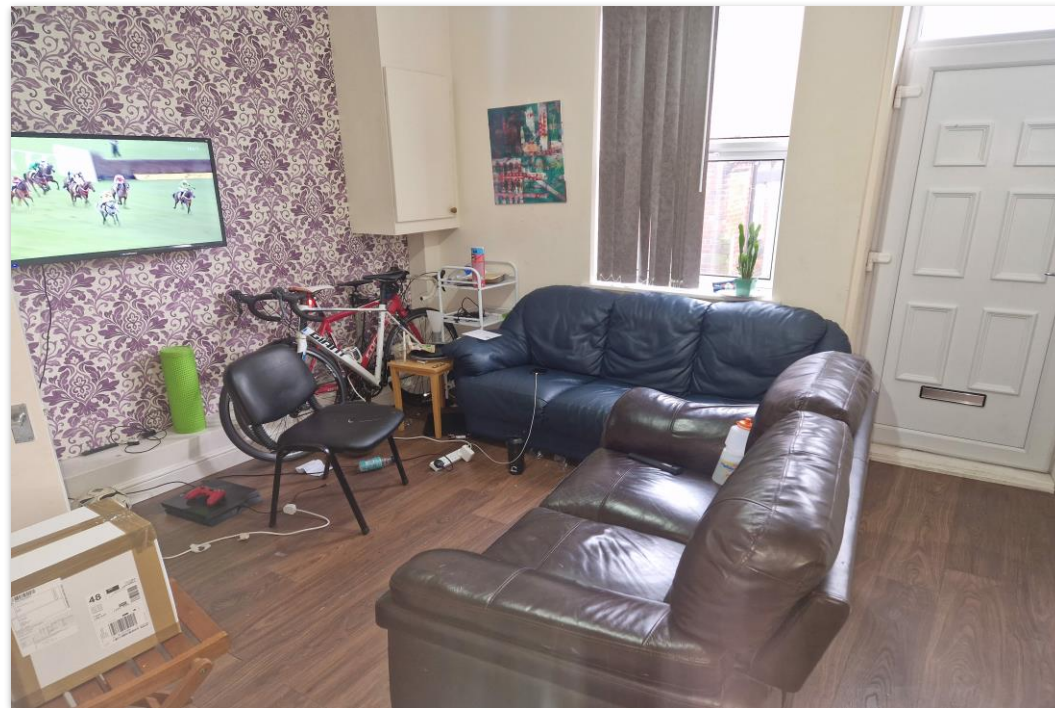
The accommodation comprises a lounge, bedroom and bathroom w/c on the ground floor, a lower ground floor kitchen, two bedrooms, a separate shower and w/c on the first floor and two further bedrooms on the top floor.

Externally there is a small garden to the front, on street parking and a yard to the rear.

The property is currently let until 30th June 2024 at £25,097 p/a excluding bills and re-let at an attractive rent until 30th June 2025 of £31,807 p/a excluding bills.

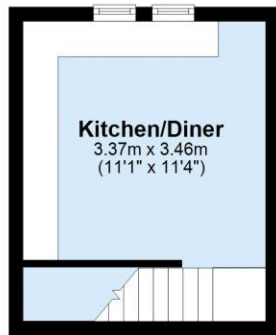
The seller has a HMO Licence until 15th August 2027.

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.

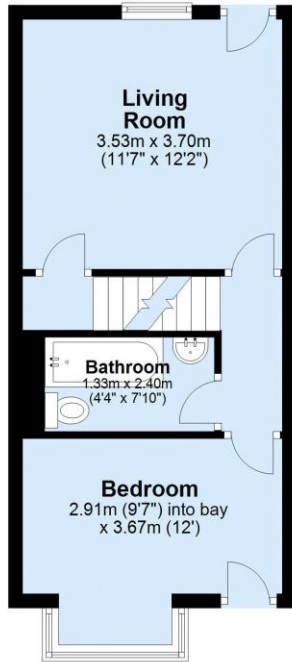




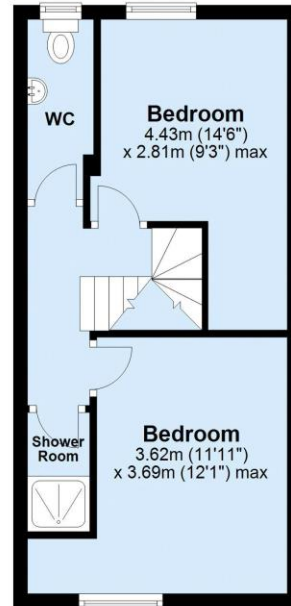
**Lower Ground Floor**  
Approx. 14.6 sq. metres (157.5 sq. feet)



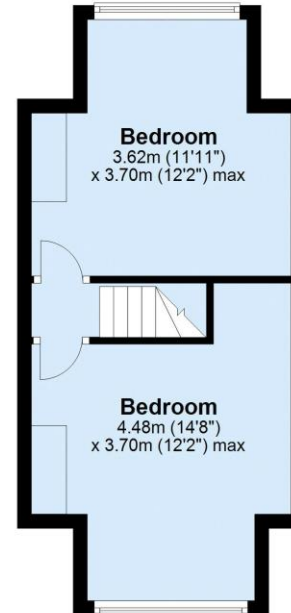
**Ground Floor**  
Approx. 30.1 sq. metres (323.8 sq. feet)



**First Floor**  
Approx. 30.1 sq. metres (323.6 sq. feet)



**Second Floor**  
Approx. 26.9 sq. metres (289.4 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**  
B  
**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](https://www.leeds.gov.uk/leeds-city-council) website for more informatio

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 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.



Your Sales and Lettings Specialist in North Leeds