

# Castlehill

Estate & Letting Agents

21 St. Michaels Crescent, Leeds  
LS6 3AL



£465,000 Region



- Substantial seven bedroomed terrace
- Attractive leafy crescent
- Prime central Headingley location
- Very close to extensive amenities
- Let until 30th June 2025
- Gross rent £51,100 p/a inc bills



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

Your Sales  
and Lettings  
Specialist in  
North Leeds

**A SPACIOUS AND WELL PLANNED SEVEN BEDROOMED MID TERRACE, LET UNTIL 30th JUNE 2025, SITUATED IN THIS ATTRACTIVE LEAFY CRESCENT IN ONE OF NORTH LEEDS' CONSERVATION AREAS, JUST A FEW MINUTES WALK TO THE CRICKET GROUND, THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE UNIVERSITIES.**

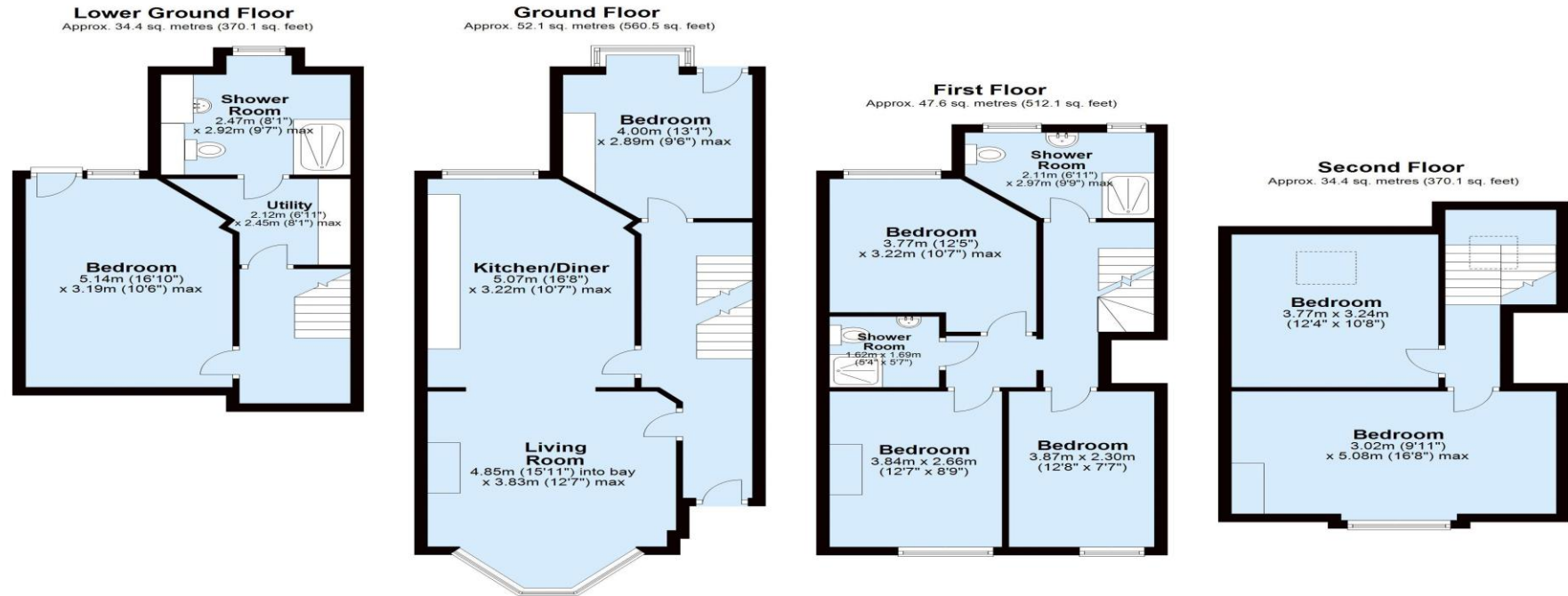
The property is let from 1st July 2024 until 30th June 2025 at an attractive gross rent of £51,500 p/a including bills which we understand is £39,542 net of bills, a yield of 8.5% based on the asking price!

Providing well planned accommodation comprising an entrance hall, an impressive open plan modern kitchen and lounge and a bedroom on the ground floor, a bedroom, a utility area and a shower room w/c on the lower ground floor, three bedrooms and two shower room w/c's on the first floor and two further bedrooms on the top floor. Externally, there is a low maintenance garden to the front a yard to the rear. On street parking is available on a resident's permit basis.

The seller has HMO Licence until 23rd June 2027. The sale is subject to the buyer retaining the letting management of Oasis Properties for at least the remainder of the tenancy agreements. We understand the seller is applying for lawful HMO Sui Generis use.







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**  
D  
**Possession**  
Subject to tenancies

**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		81 B
69-80	C	72 C	
55-68	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.