

Castlehill

Estate & Letting Agents

48 Harold Terrace, Leeds
LS6 1PG



£149,950 Region



- Spacious mid terrace
- Two double bedrooms
- Close to amenities, city & universities
- Let until 30th June 2025
- Gross rent £10,920 p/a ex bills
- Ideal on-going investment

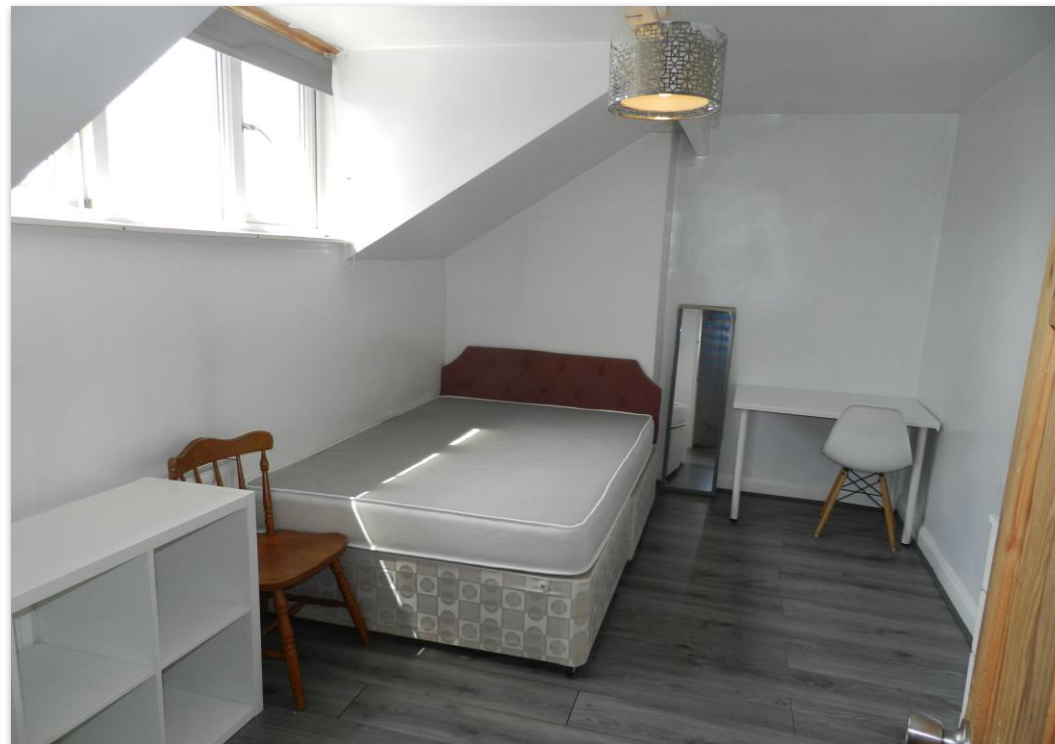
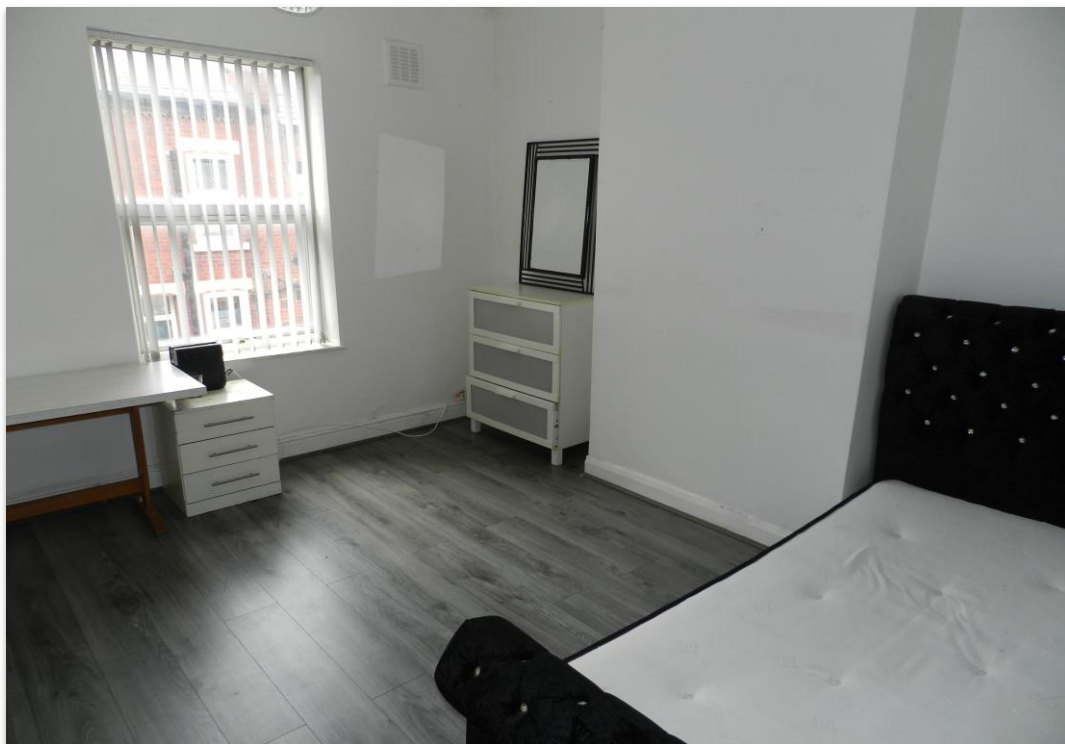


A TWO BEDROOMED MID TERRACED BACK TO BACK, LET UNTIL SUMMER 2025, AN IDEAL ON-GOING INVESTMENT, SITUATED IN THIS POPULAR AND CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS AND CAFES WITH LEEDS CITY CENTRE AND THE UNIVERSITIES WITHIN EASY REACH.

The property is let from 1st July 2024 until the 30th June 2025 at £10,920 p/a excluding bills and is subject to the buyer taking on the existing lettings managing agent, DEU Estates, until at least the remainder of the agreed tenancies.

The gas centrally heated and UPVC double glazed accommodation comprises a lounge and galley kitchen on the ground floor, a basement, a double bedroom and spacious bathroom w/c on the first floor and a second double room and small landing on the top floor.

The property is street lined to the front with ample on street parking.

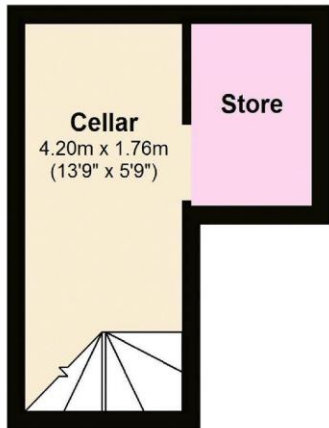




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

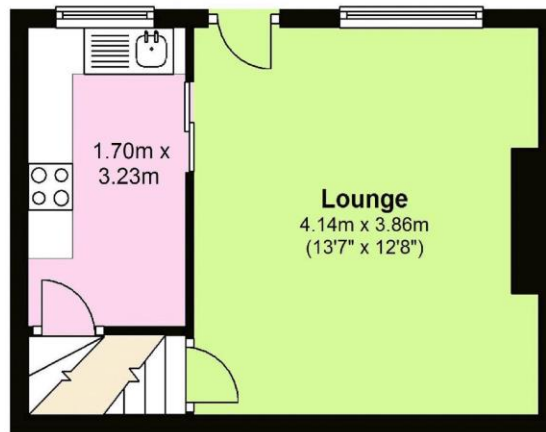
Cellar

Approx. 10.3 sq. metres (110.5 sq. feet)



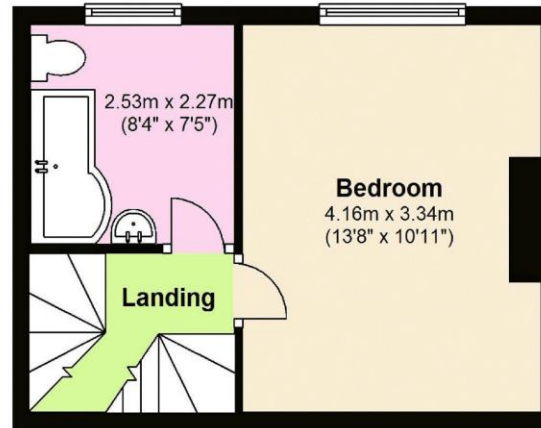
Ground Floor

Approx. 23.5 sq. metres (253.1 sq. feet)



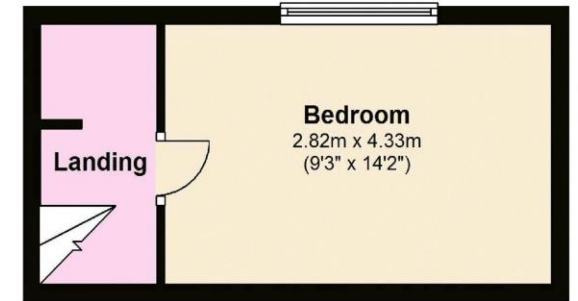
First Floor

Approx. 24.2 sq. metres (260.5 sq. feet)



Attic

Approx. 16.1 sq. metres (173.6 sq. feet)



Total area: approx. 74.1 sq. metres (797.7 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

A

Possession

Subject to existing tenancy

AML

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer and we will carry out an electronic identity check. We may also need to request photographic identification and/or proof of address.

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.

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.