



- Elevated terrace
- Prime central Headingley location
- Five bedrooms
- Three shower/bathrooms, two w/c's
- Vacant possession
- Lots of potential!



A FIVE BEDROOMED TERRACED PROPERTY SITUATED IN THE HEART OF HEADINGLEY, A SHORT WALK TO EXTENSIVE AMENITIES, SHOPS BARS AND RESTAURANTS WITH LEEDS CITY CENTRE AND THE VARIOUS UNIVERSITY CAMPUS' WITHIN EASY REACH. The property was previously let to five until 30th June 2024 at £32,940 p/a including bills, now offered with vacant possession, therefore ideal for buyers wishing to re-let themselves, parents buying for son or daughter at university or even conversion back to a private home.

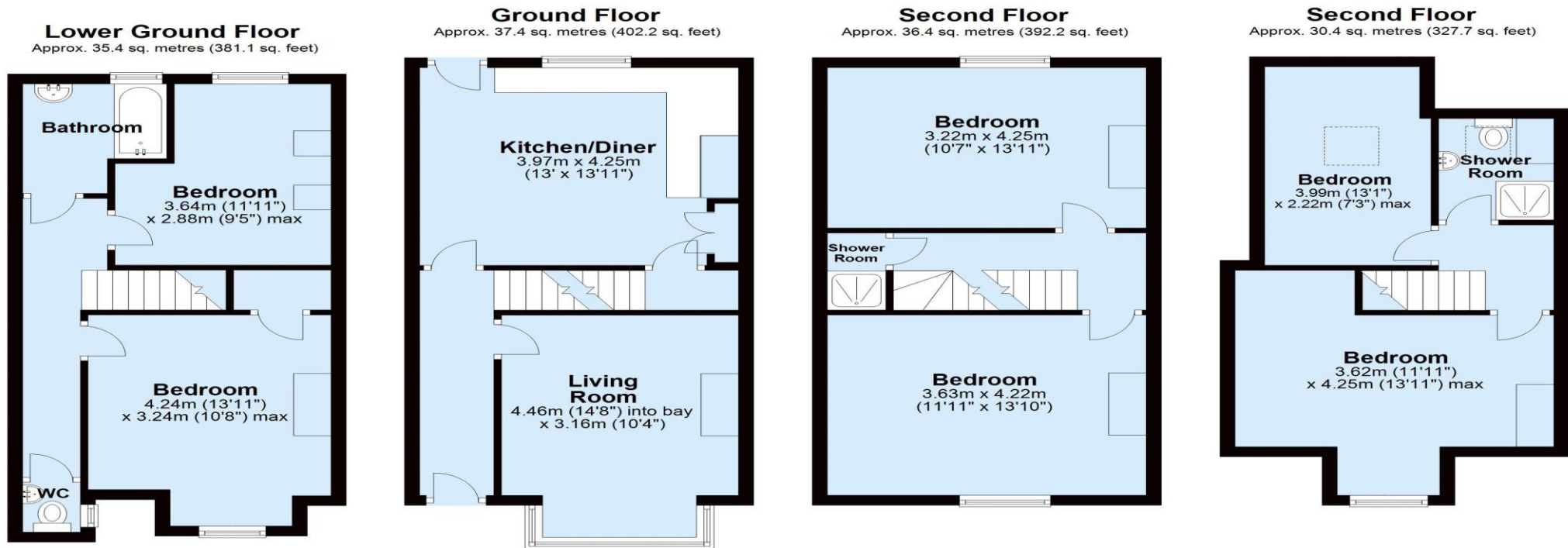
There must be potential to carry out alterations and improvements to increase the number of licensable bedrooms to six, possibly with a dormer window extension to the rear, subject to relevant consents.

The elevated accommodation currently comprises an entrance hall, lounge and a modern fitted dining kitchen on the ground floor, two bedrooms, a bathroom and a separate w/c on the lower ground floor, two large bedrooms on the first floor with a shower room and a further bedroom, shower room w/c and an extra room on the top floor. Externally there is small garden to the front bordered by mature hedging and a yard to the rear. Ample on street parking is available to both the front and rear of the property.

The seller has a HMO Licence for five occupants until 12th May 2025.







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

C

Possession

Vacant possession on completion

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 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.



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

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