

Castlehill

Estate & Letting Agents

11 Buckingham Mount, Leeds
LS6 1DN



£499,950 Region



- Sizeable & characterful terrace
- Seven bedrooms
- Leafy cul-de-sac location
- Close to Headingley & the universities
- Let until 30th June 2025
- Gross rent £47,449 p/a inc bills



A SUBSTANTIAL AND CHARACTERFUL SEVEN BEDROOMED TERRACE SITUATED AT THE END OF THIS LITTLE KNOWN & SET BACK CUL-DE-SAC JUST OFF VICTORIA ROAD, VERY CONVENIENTLY SITUATED CLOSE TO HEADINGLEY'S EXTENSIVE AMENITIES AND WITHIN EASY REACH OF BURLEY PARK TRAIN STATION, LOCAL SHOPS & CAFES AND THE UNIVERSITIES AND LEEDS CITY CENTRE.

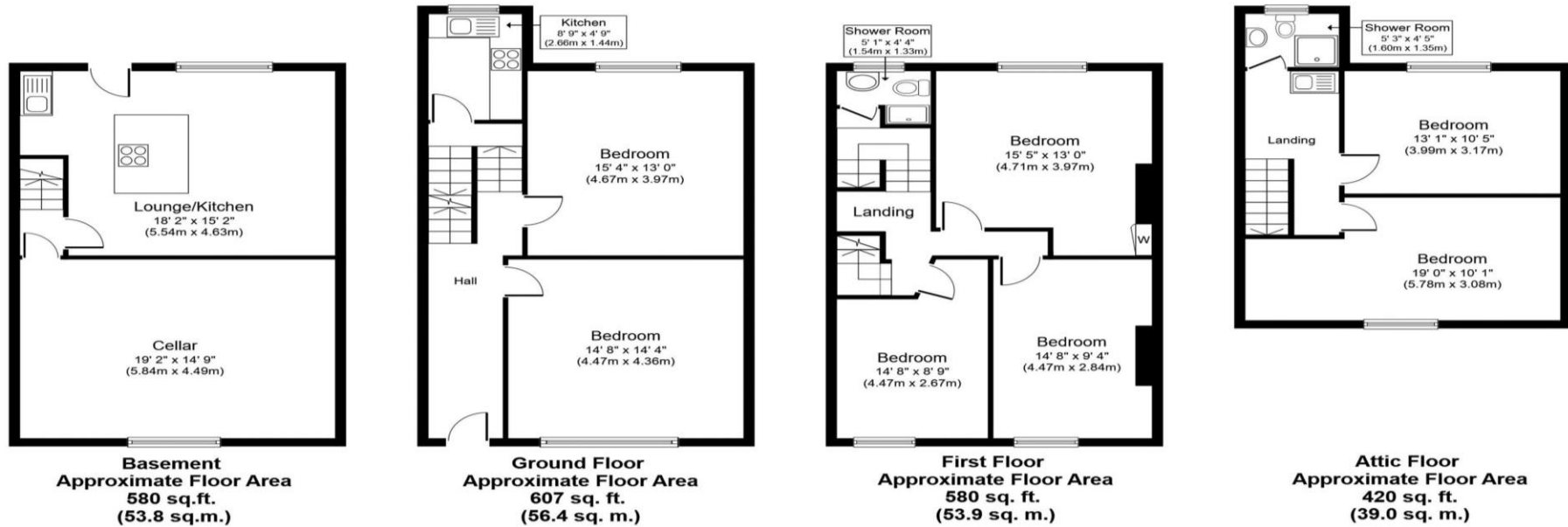
The property is let until 30th June 2025 at £47,449.92 p/a including bills (circa £42,000 excluding bills) and the seller has a HMO Licence until 13th August 2027. There is no lettings management tie in so buyers are free to self-manage or appoint their preferred agent.

The sizeable accommodation comprises two ground floor bedrooms and a kitchen, a lower ground floor lounge and kitchen, three first floor bedrooms and a shower room w/c and two further bedrooms and a shower room w/c on the top floor. There is also a further unused basement chamber offering excellent potential to extend/alter the accommodation, subject to relevant consents. Externally, there are gardens to both the front & rear and some limited on street parking.

Internal viewing highly recommended to appreciate the generous room proportions and characterful accommodation.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure
Freehold
Council Tax Band
D
Possession
Current tenancy agreements until 30 Jun 2025
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		
69-80	C		70 C
55-68	D	59 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.