

Castlehill

Estate & Letting Agents

9, Monk Bridge Place, Leeds
LS6 4HN



£250,000 Region



- Stunning investment property
- Four bedrooms, three shower rooms
- Close to amenities
- Modern, well presented accommodation
- Let until 30th June 2026
- Gross rent £20,857 p/a



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

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A FANTASTIC FOUR BEDROOM, THREE SHOWER ROOM, END BACK TO BACK, BEING RUN AS A SUCCESSFUL RENTAL PROPERTY, LET UNTIL 30th JUNE 2026 WITH AN ATTRACTIVE GROSS RENT OF £20,857 p/a (excluding bills). SITUATED IN THIS VERY POPULAR AND HIGHLY CONVENIENT LOCATION IN MEANWOOD, A SHORT WALK TO A NUMBER OF SHOPS, BARS AND CAFES WITH THE MEANWOOD VALLEY TRAIL ALMOST ON THE DOORSTEP AND WITH EASY ACECSS INTO HEADINGLEY, LEEDS CITY CENTRE AND UNIVERSITIES.

The stylish and modern well planned accommodation briefly comprises an impressive open plan kitchen and lounge, a lower ground floor bedroom and shower room w/c, a bedroom with an en-suite shower room w/c and a further shower room and separate w/c on the first floor. On the top floor there are two further bedrooms with dormer windows.

Externally, the property is street lined with ample on street parking. The property is currently let until 30th June 2025 at circa £24,960 p/a including bills and re-let from the 1st July 2025 to 30th June 2026 at £20,857 p/a excluding bills. The sale is subject to the successful buyer retaining the current letting management agent, Beyond Properties, until at least the remainder of the agreed tenancies.

Internal viewing strongly advised.









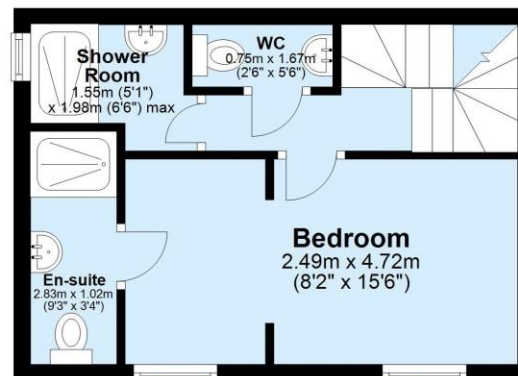
Lower Ground Floor

Approx. 22.3 sq. metres (239.9 sq. feet)



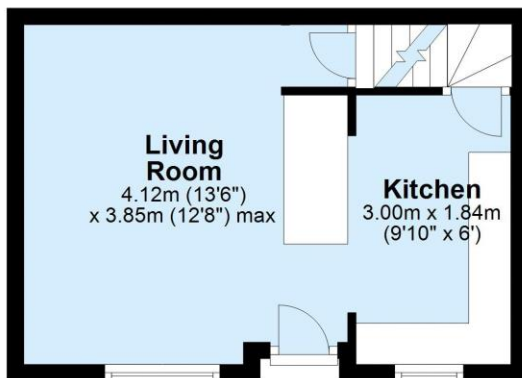
First Floor

Approx. 23.8 sq. metres (256.5 sq. feet)



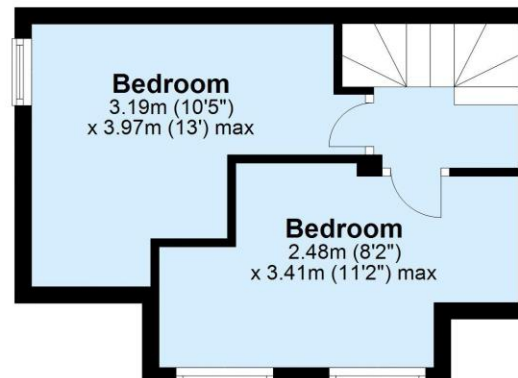
Ground Floor

Approx. 22.8 sq. metres (245.3 sq. feet)



Second Floor

Approx. 24.4 sq. metres (262.1 sq. feet)



Total area: approx. 93.3 sq. metres (1003.9 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure Freehold

Council Tax Band A

Possession Subject to tenancies

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

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.

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.

House in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the Leeds City Council website for more information.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

Note: Photographs taken pre tenancy