

# Castlehill

Estate & Letting Agents

3, Rochester Terrace, Leeds  
LS6 3DF

£365,000 Region



- Ideal Home or Continued Investment!
- Extremely Sought-After Letting location
- Let Until 30th June 2025 at £31,286 PA
- Attractive open Plan Dining/Kitchen & Sun Room
- Can Be Sold with Vacant Possession
- Characterful Terrace On Cobbled Street



**INTERNAL INSPECTION IS ESSENTIAL OF THIS HIGHLY CHARACTERFUL SIX BEDROOMED PERIOD TERRACE SITUATED IN THIS POPULAR AND LEAFY LOCATION, A FEW MINUTES WALK TO THE EXTENSIVE AMENITIES IN HEADINGLEY, CRICKET GROUND AND BURLEY PARK TRAIN STATION. This spacious and well presented property is currently set up as a very well run investment concern but could also revert back to a private family home if required.**

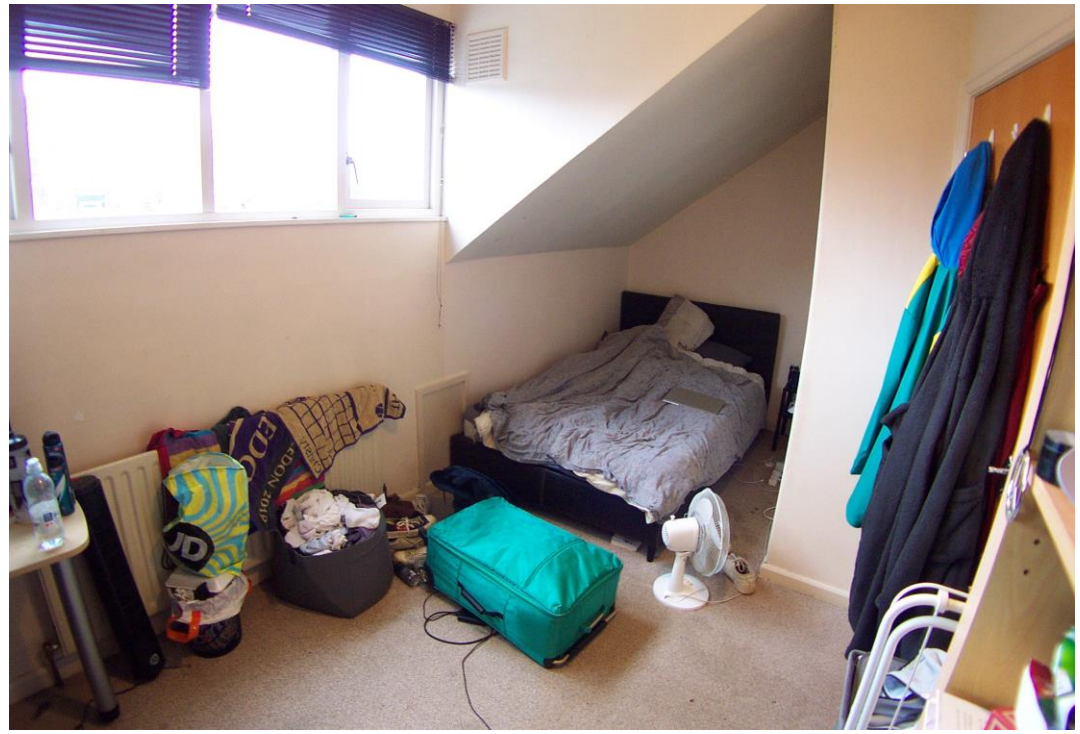
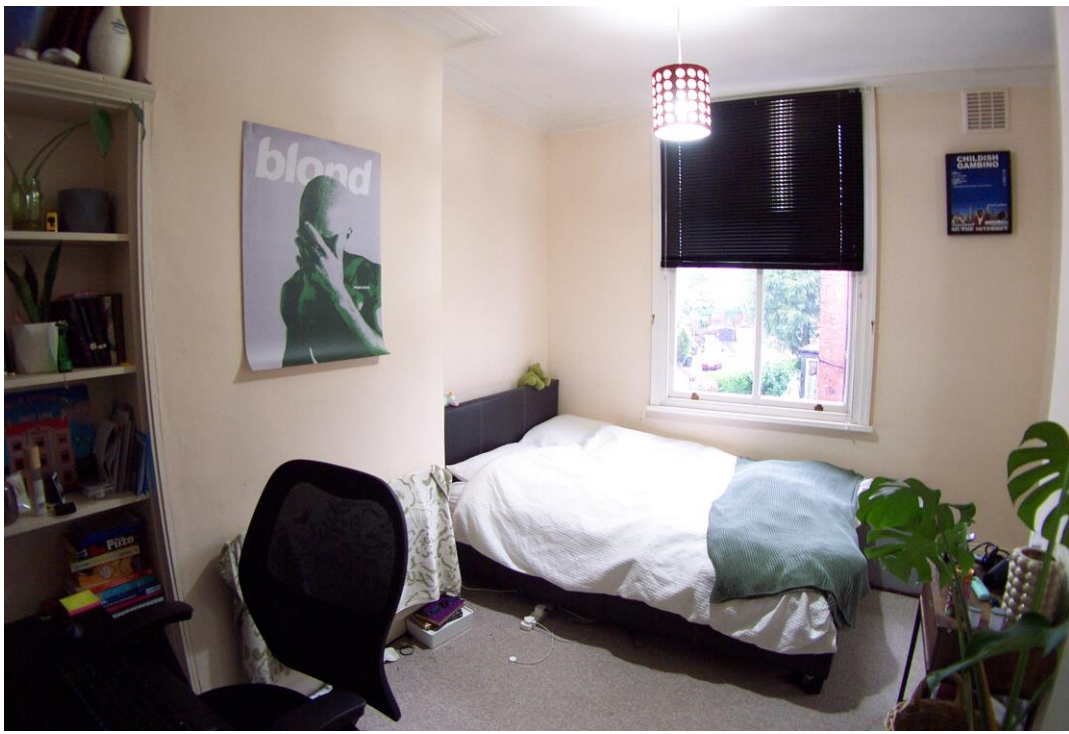
Located within the popular 'Cardigan Triangle' a collection of Villas, Terraces and semi's of the former Zoological gardens, characterful cobbled streets and having a strong social community. Ideal for both a continued on-going investment for discerning investors looking for the professional or mature student market or it can be offered with vacant possession for private buyers at the end of the current tenancy, with perhaps some suitable relatively minor layout alterations.

Currently fully let until 30th June 2025, generating an attractive gross rental income of £31,286 p/a excluding utilities. The accommodation comprises an entrance hall, lounge with bay window, a great communal open plan dining kitchen with a conservatory off, six bedrooms, 2x modern shower rooms & w/c', separate w/c and a useful basement. Still retaining many original period features, it has double glazed timber windows and is gas centrally heated.

Externally, there is a beautiful well attended front garden and an attractive enclosed paved yard to the rear. There is plenty of unrestricted on street parking on cobbled roads. Internal inspection is highly recommended! The owner can demonstrate a long and continued letting HMO history over the years of their ownership. The HMO license is permitted for a number of six persons and valid until 10th July 2027. We understand the property is currently managed by Sugarhouse properties.











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		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure** Freehold

**Council Tax Band** D

**Possession** Subject to tenancy

#### 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](https://www.leeds.gov.uk/) 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.