

# Castlehill

Estate & Letting Agents

14 Barton View, Leeds  
LS11 8TR

£124,950 Region



- Well presented back to back
- Two double bedrooms
- Lots of amenities close by
- Ideal investment
- Let until 31st October 2025
- Let at £695pcm





**A WELL PRESENTED TWO BEDROOMED BACK TO BACK WITH A LOW MAINTENANCE FRONT GARDEN, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, CLOSE TO EXTENSIVE AMENITIES INCLUDING SHOPS, PARKLAND, ELLAND ROAD AND LOCAL SCHOOLS, WITH EASY ACCESS INTO LEEDS CITY CENTRE AND ONTO THE MAJOR ROAD NETWORKS.**

The property is currently let until 31st October 2025 at £695pcm, therefore ideal for on-going investment.

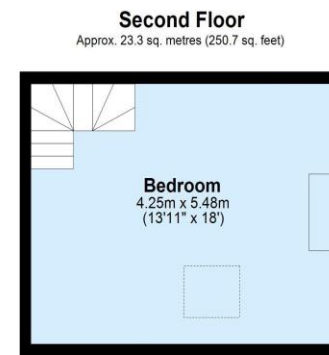
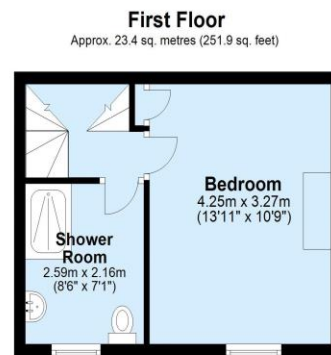
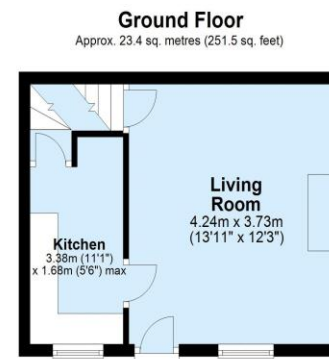
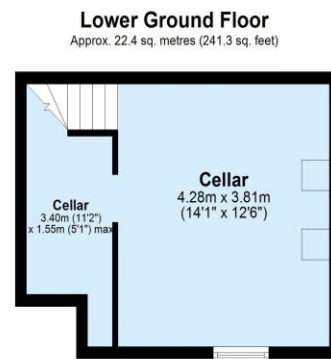
The gas centrally heated and UPVC double glazed accommodation comprises a lounge with wood laminate flooring and a fitted kitchen on the ground floor, a useful basement, a double bedroom and spacious modern shower room w/c with walk-in shower enclosure on the first floor and a very generous second double bedroom on the top floor with a large double glazed velux window.

Externally, there is an enclosed low maintenance front garden and ample on street parking.









Total area: approx. 92.5 sq. metres (995.3 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.

**Tenure** Freehold

**Council Tax Band** A

**Possession**  
Subject to tenancies

**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](https://www.leeds.gov.uk/city-council) website for more*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	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.

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