



- Spacious end terrace
- Four double bedrooms
- Very close to the universities & city
- Extensive basement
- Lots of potential to improve/develop
- Let until 31st August 2025





**A WELL MAINTAINED AND SPACIOUS FOUR BEDROOMED END TERRACE SITUATED IN THIS PRIME LOCATION AT THE HEAD OF A CUL-DE-SAC, VERY CONVENIENTLY SITUATED A SHORT WALK TO THE MAIN UNIVERISITES AND LEEDS CITY CENTRE, IDEALLY SUITED FOR CONTINUED INVESTMENT OR PARENTS BUYING FOR SON OR DAUGHTER AT UNIVERSITY.**

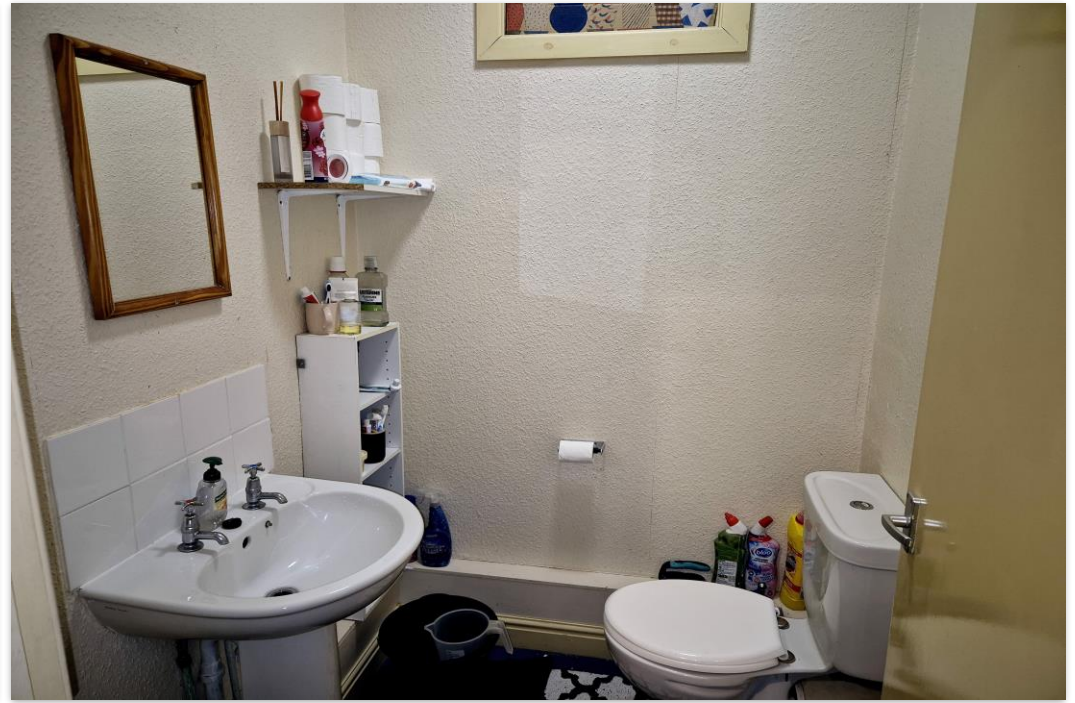
The property is currently let until 31st August 2025 to three people at £16,167 p/a including broadband and water, but has potential to increase rents letting to four people to over £21,000 p/a. There is also an extensive basement offering excellent potential to convert into additional living accommodation, possibly creating a six bedroomed property, subject to relevant consents and HMO Licencing requirements.

The accommodation comprises a lounge and dining kitchen on the ground floor, a basement with chambers to the front and rear, two first floor bedrooms, a shower room and a separate w/c. On the top floor there are two further bedrooms, each with a dormer window and sufficient space to create a 'Jack & Jill' shower room and w/c, again subject to relevant consents.

Externally there is on street parking on a residents' permit basis. Internal viewing essential to appreciate the full potential of this well located property.











Total area: approx. 152.7 sq. metres (1644.0 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

B

#### Possession

Sold 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 information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 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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