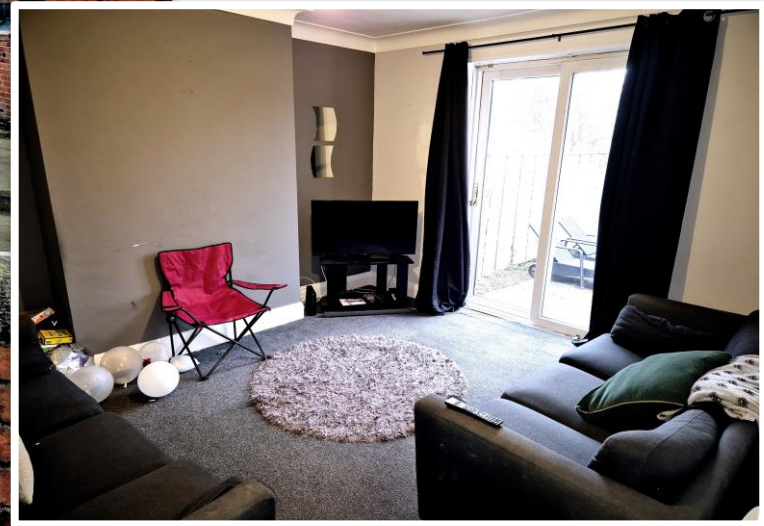




- Characterful semi-detached
- Six bedrooms
- Very close to Beckett's Park
- Currently let until 30th June 2026
- Large drive for off street parking
- Ideal investment or conversion back to family home



A CHARACTERFUL SIX BEDROOMED SEMI-DETACHED PROPERTY LOCATED IN THIS SOUGHT-AFTER LOCATION, A SHORT WALK TO THE LOVELY OPEN SPACES OF BECKKETS PARK AND WITHIN EASY REACH OF HEADINGLEY'S EXTENSIVE AMENITIES, SHOPS, BARS & RESTAURANTS WITH LEEDS CITY CENTRE, A RANGE OF SCHOOLS AND THE UNIVERSITIES ALL WITHIN EASY REACH.

The property is currently let until 30th June 2025 at £28,080 p/a and re-let from 1st July 2025 to 30th June 2026 at £28,080 p/a excluding bills, therefore ideal for continued investment.

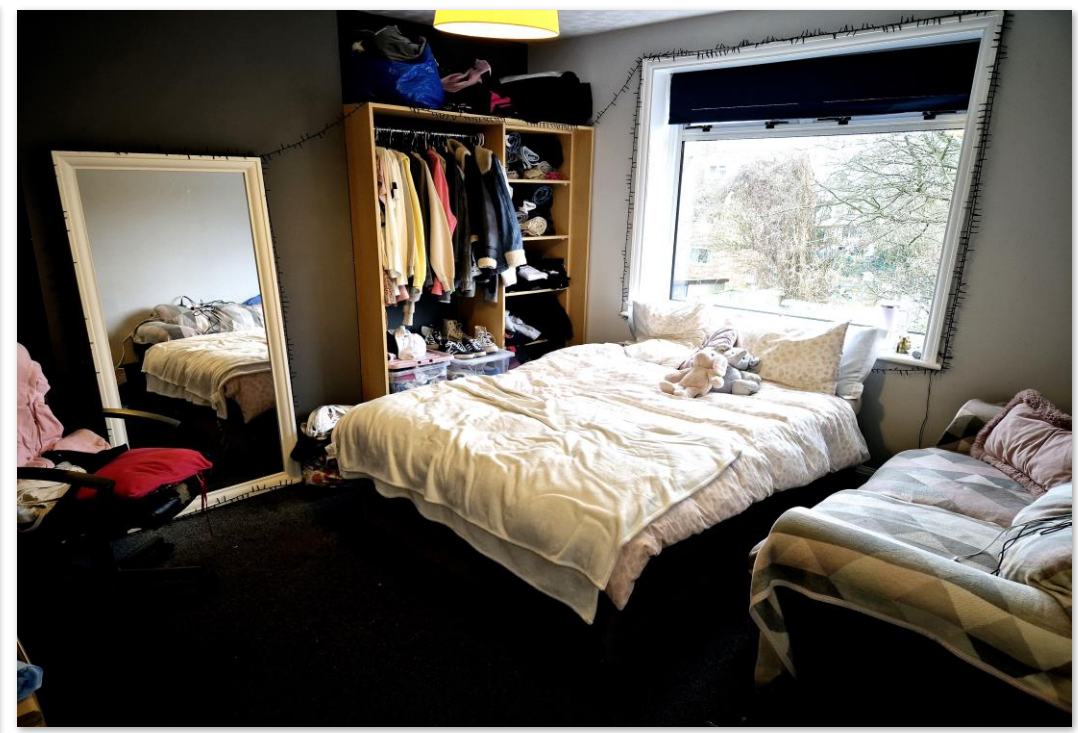
The property would also suit conversion back to a private/family home providing comfortable five bedroomed accommodation if the ground floor bedroom reverts back to a reception room.

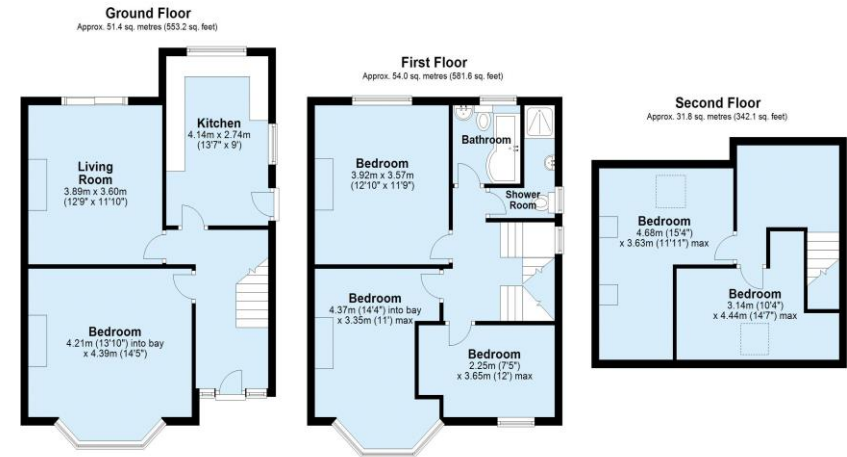


The layout currently comprises an entrance hall with leaded stained glass lights surrounding the front door, a bedroom, a lounge with glazed doors to the rear garden and a kitchen on the ground floor, three bedrooms, a bathroom w/c and a shower room w/c on the first floor and two further bedrooms on the top floor.

Externally there is a drive for ample off street parking, leading to a timber garage in need of repair/replacement and a good sized lawned garden and a paved patio area.

On street parking is also available on a resident's permit basis. The seller has a HMO Licence until 18th July 2027. Prospective buyers who might want vacant possession after the 1st July 2025 should make enquiries with us as we are advised the seller may be able to offer this by negotiation.





Total area: approx. 137.2 sq. metres (1476.8 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 PlanItUp.

Tenure

Freehold

Council Tax Band

D

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		82 B
69-80	C		
55-68	D	58 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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