

Castlehill

Estate & Letting Agents

19, Headingley Mount, Leeds
LS6 3EL



£450,000 Region



- Substantial Terrace
- Eight bedrooms, six shower room w/c's
- Prime central Headingley location
- Let until 30th June 2026
- Gross rent £36,463 p/a ex bills
- Attractive open plan kitchen and lounge



A SUBSTANTIAL EIGHT BEDROOMED PERIOD TERRACE WITH SIX SHOWER ROOMS & W/C's (FOUR EN-SUITE BEDROOMS) SITUATED IN THE HEART OF HEADINGLEY, A SHORT WALK TO THE CRICKET GROUND AND THE EXTENSIVE AMENITIES INCLUDING MANY SHOPS, BARS AND RESTAURANTS WITH LEEDS CITY CENTRE AND THE VARIOUS UNIVERSITY CAMPUS' ALL WITHIN EASY REACH.

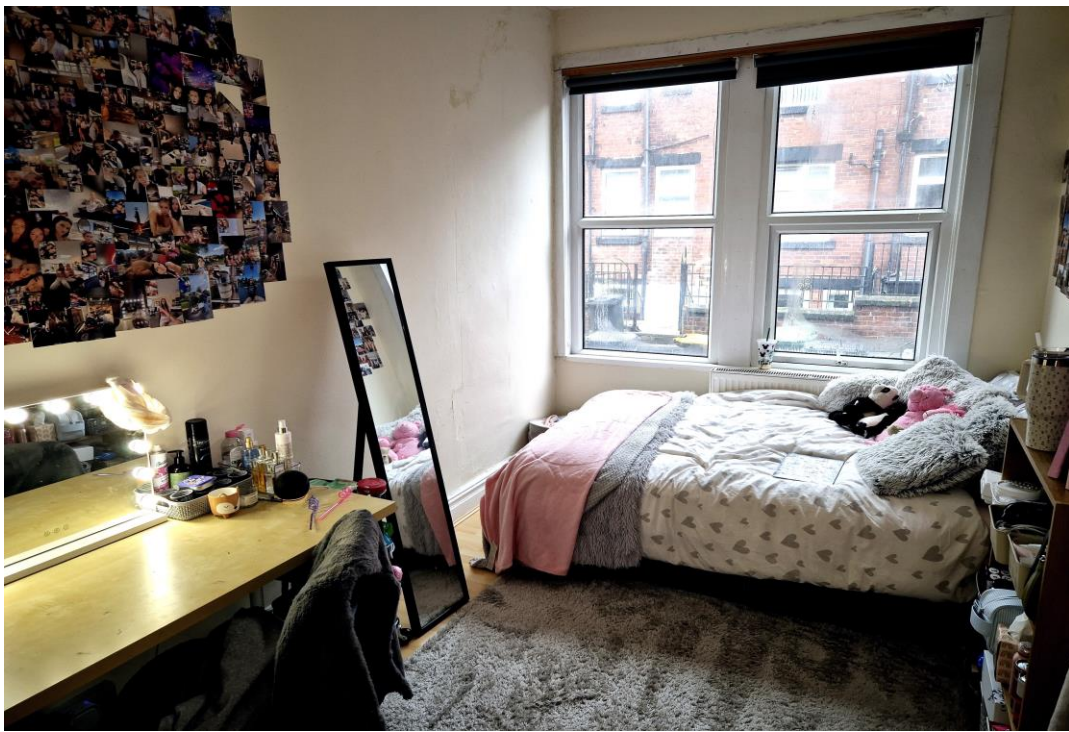
The property is currently let until 30th June 2025 at £34,787 p/a and also re-let from 7th July 2025 until 30th June 2026 at £36,463 p/a.

The deceptively spacious accommodation comprises an entrance hall leading to three bedrooms and a shower room w/c, a lower ground floor open plan kitchen and lounge, a fourth bedroom and a shower room w/c, two first floor bedrooms each with en-suite shower room w/c's and two further bedrooms on the top floor both with an en-suite shower room w/c.

Externally there is a small garden to the front, a yard to the rear and ample on street parking. The seller has a HMO Licence until 1st October 2026 and the property has a certificate of lawful use as a large HMO. There is no lettings management tie-in, allowing buyers to self manage or appoint their preferred agent. Internal viewing recommended to fully appreciate this generously proportioned property with potential to increase rent levels in future years.









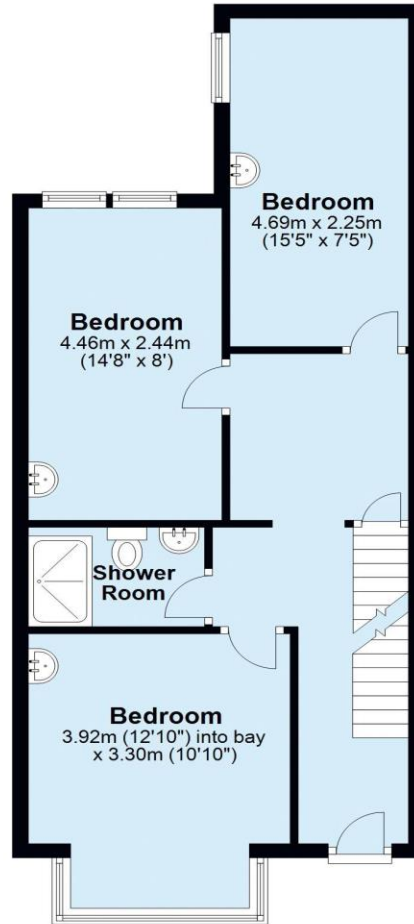
Lower Ground Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



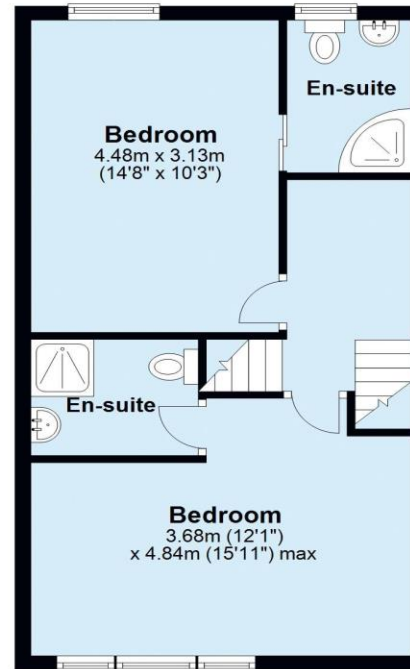
Ground Floor

Approx. 50.6 sq. metres (545.0 sq. feet)



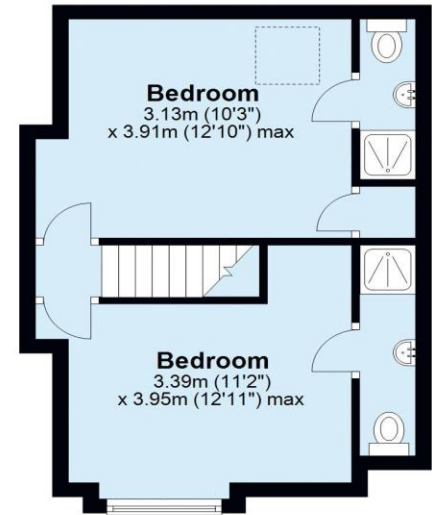
First Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



Second Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Total area: approx. 179.6 sq. metres (1933.1 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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure Freehold

Council Tax Band D

Possession Sold 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](https://www.leeds.gov.uk/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.