

# Castlehill

Estate & Letting Agents

6 Pennington Grove, Leeds  
LS6 2JL

£280,000 Region



- Well presented mid terrace
- Four bedrooms, two shower rooms & w/c's
- Very close to universities & city centre
- Let until 30th June 2026
- Gross rent £24,960 p/a ex bills
- Modern open plan lounge & kitchen





**A WELL PLANNED AND MAINTAINED FOUR BEDROOMED MID TERRACE BACK TO BACK WITH TWO SHOWER ROOM W/C'S, LOCATED IN THIS CUL-DE-SAC LOCATION, VERY CONVENIENTLY SITUATED CLOSE TO LOCAL SHOPS AND JUST A FEW MINUTES WALK TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.**

The property is currently let until 30th June 2025 at £23,920 p/a excluding bills and re-let at £24,960 p/a excluding bills until 30th June 2026, an attractive yield of nearly 9%! The well presented and deceptively spacious accommodation comprises an open plan modern fitted kitchen and lounge, a lower ground floor bedroom and shower room w/c, a first floor bedroom and shower room w/c and two further bedrooms on the top floor.

Externally there is a small front garden and ample on street parking. The sale is subject to the successful buyer retaining the current lettings management agent, Beyond Lettings, until at least the remainder of the agreed tenancies.

Internal viewing strongly advised, ideal for on-going investment with income on completion. (Internal photos taken by Beyond Properties prior to tenancy)

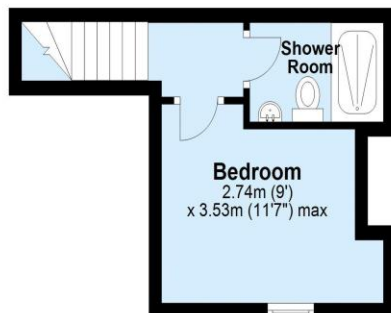






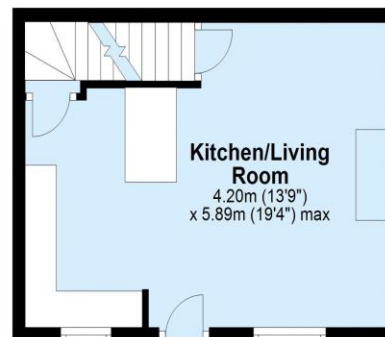
### Lower Ground Floor

Approx. 14.7 sq. metres (158.4 sq. feet)



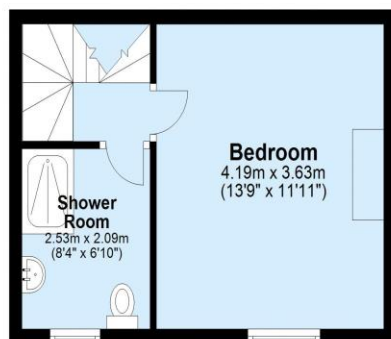
### Ground Floor

Approx. 24.4 sq. metres (262.5 sq. feet)



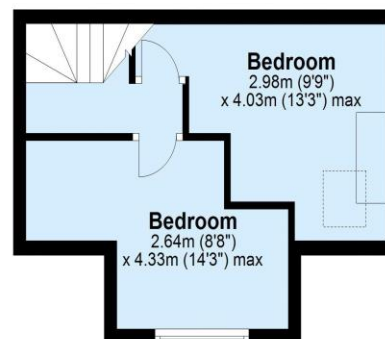
### First Floor

Approx. 24.4 sq. metres (263.1 sq. feet)



### Second Floor

Approx. 20.6 sq. metres (221.5 sq. feet)



Total area: approx. 84.1 sq. metres (905.5 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

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             |         | 88 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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