

Castlehill

Estate & Letting Agents

21 Beechwood Mount, Leeds
LS4 2NQ

Offers in Excess of £300,000



- Deceptively spacious terrace
- Double fronted with six bedrooms
- Two bathrooms
- Let at £2,615 pcm inc bills
- Close to train station & Headingley
- Ideal investment or parent purchase

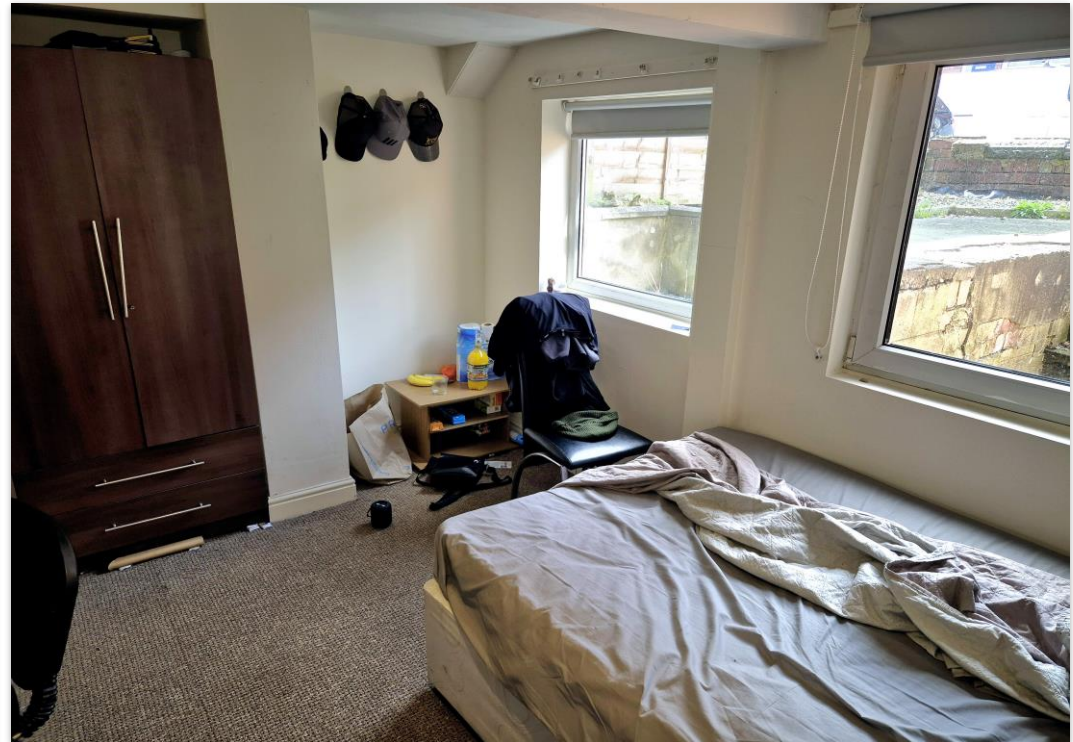


A WELL PLANNED ELEVATED SIX BEDROOMED DOUBLE FRONTED BACK TO BACK, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, THE CRICKET & RUGBY GROUNDS AND THE EXTENSIVE AMENITIES IN HEADINGLEY WITH LEEDS CITY CENTRE AND THE UNIVERSITIES WITHIN EASY REACH.

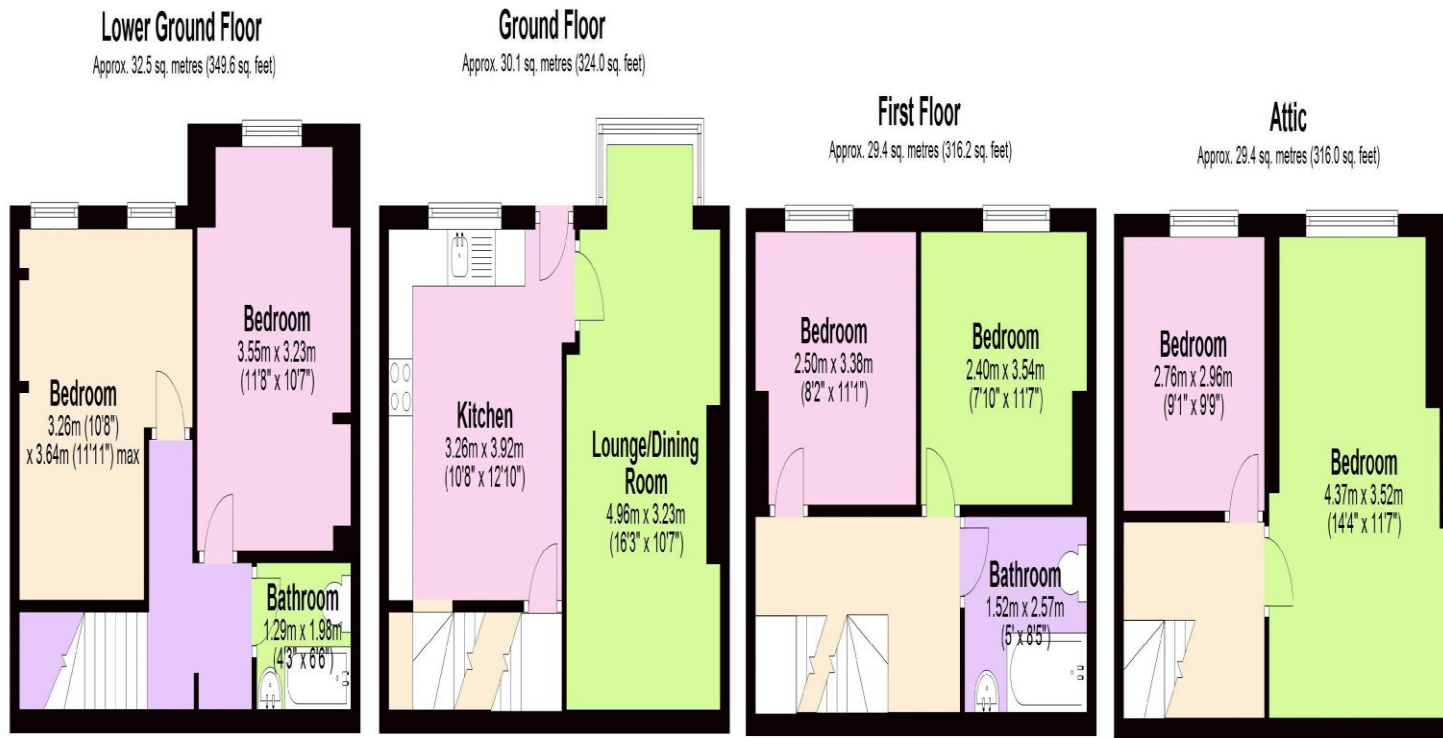
The property is let on individual tenancy agreements until 30th June 2025, generating a total gross rent of £2,615 pcm including bills. Ideal for parents buying for son or daughter at university or investors perhaps looking to further improve with the potential to increase rent to over £30,000 p/a excluding bills.

The accommodation comprises a modern dining kitchen and lounge to the ground floor, two bedrooms and a bathroom w/c to the lower ground floor, two bedrooms and bathroom w/c on the first floor and two further bedrooms with a large dormer window to the top floor. Externally there is a low maintenance garden to the front enjoying a sunny afternoon/evening aspect.

The seller has a HMO Licence until 10th August 2027. There is no lettings management tie-in, so buyers are free to self manage or appoint their preferred agent on completion.







Total area: approx. 121.3 sq. metres (1305.8 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure Freehold
Council Tax Band B
Possession Subject to existing tenancy.

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.

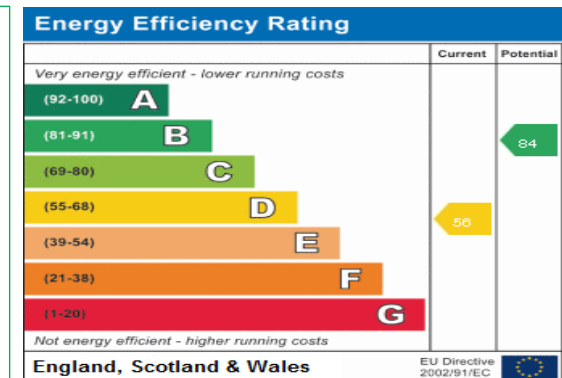
We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

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](http://Leeds City Council website) website for more information.



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.

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk