



- Substantial mid terrace
- Six bedrooms, three bath/shower rooms
- Close to Meanwood & amenities
- Ideal investment or family home
- Let until 30th June 2025
- Easy access into Leeds city centre



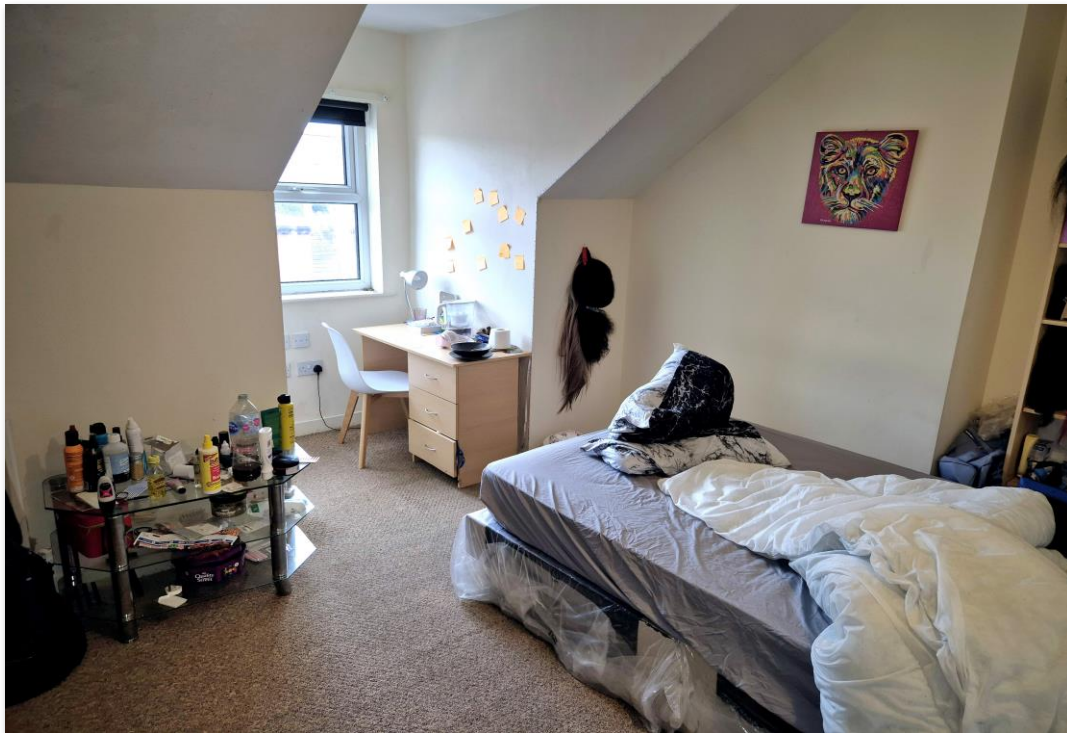
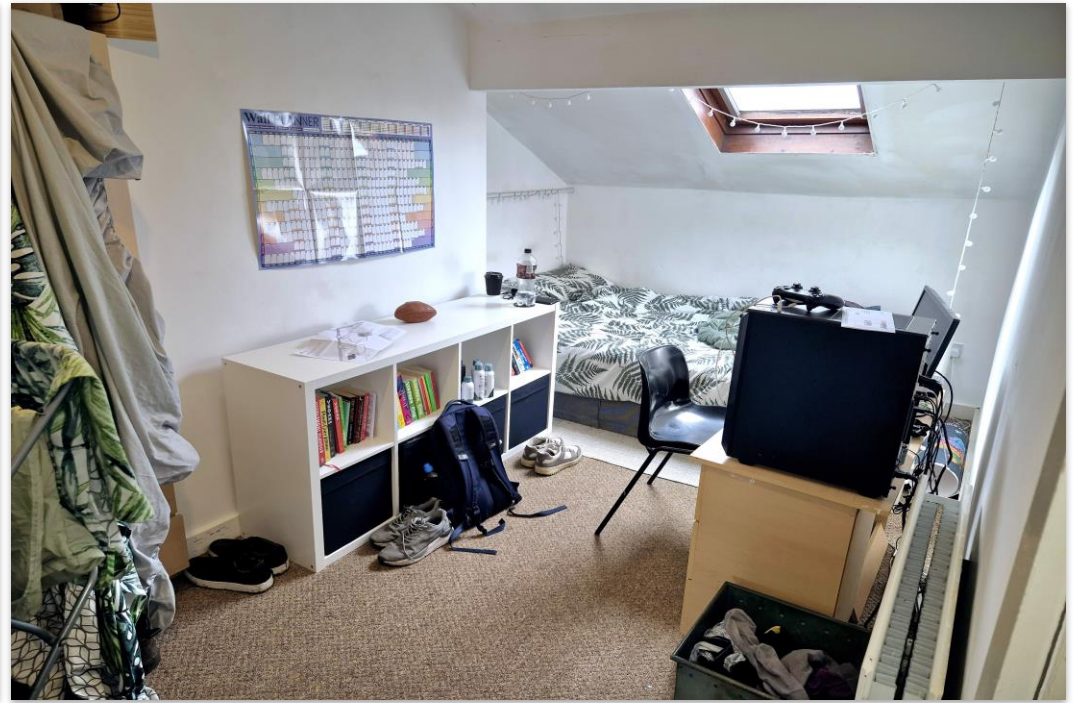
A WELL MANAGED SIX BEDROOMED MID TERRACE WITH THREE BATH/SHOWER ROOMS AND W/C'S, VERY CONVENIENTLY SITUATED CLOSE TO THE EXTENSIVE AMENITIES IN MEANWOOD, INCLUDING SHOPS, BARS AND RESTAURANTS, THE MEANWOOD VALLEY TRAIL AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

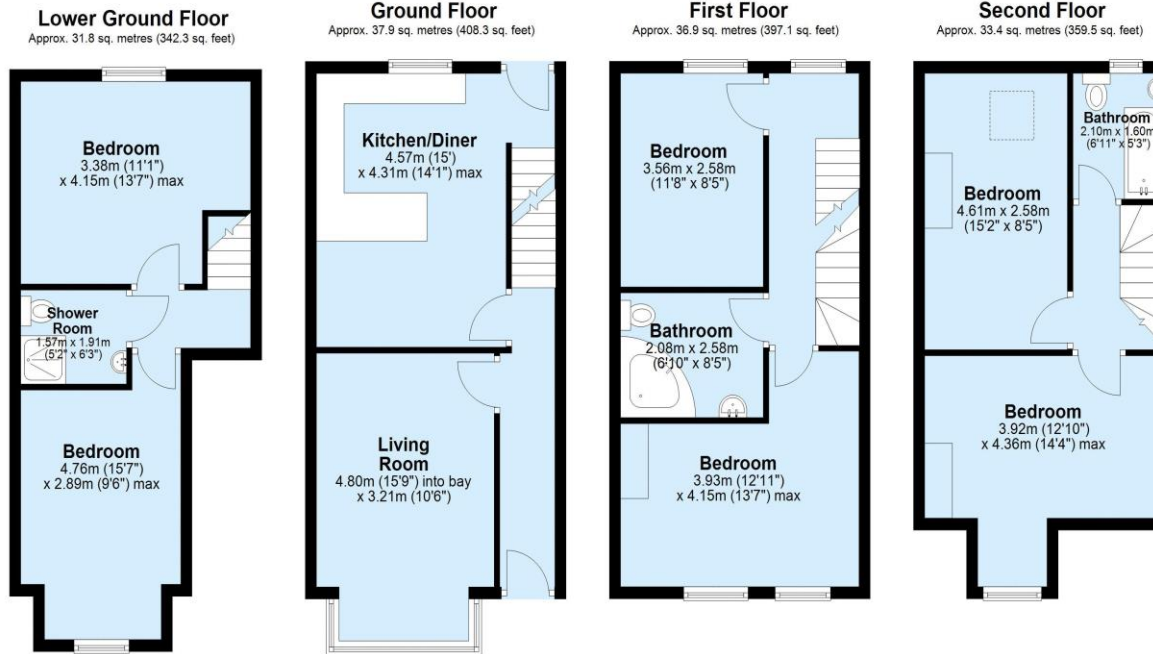
The property is currently let until 30th June 2025 on separate tenancy agreements with a rent roll of £2,935pcm including bills, therefore ideal for continued investment or for buyers wishing to convert the property back into a private home once vacant possession is available.

The spacious accommodation comprises an entrance hall, lounge and dining kitchen on the ground floor, two bedrooms and a shower room w/c on the lower ground floor, two first floor bedrooms with a bathroom w/c and two further bedrooms on the top floor with another bathroom w/c.

Externally there is a small low maintenance garden to the front and a sunny aspect yard to the rear. Ample parking is available on street. The seller has a HMO Licence until 12th October 2028.







Total area: approx. 140.0 sq. metres (1507.2 sq. feet)

Tenure Freehold
Council Tax Band C
Possession Sold subject to existing 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		81 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.

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