

Castlehill

Estate & Letting Agents

48, Bentley Lane, Leeds
LS6 4AJ

£350,000 Region



- Substantial mid terrace
- Six bedrooms, three bath/shower rooms
- Close to Meanwood & amenities
- Ideal investment
- Let until 30th June 2026
- 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.

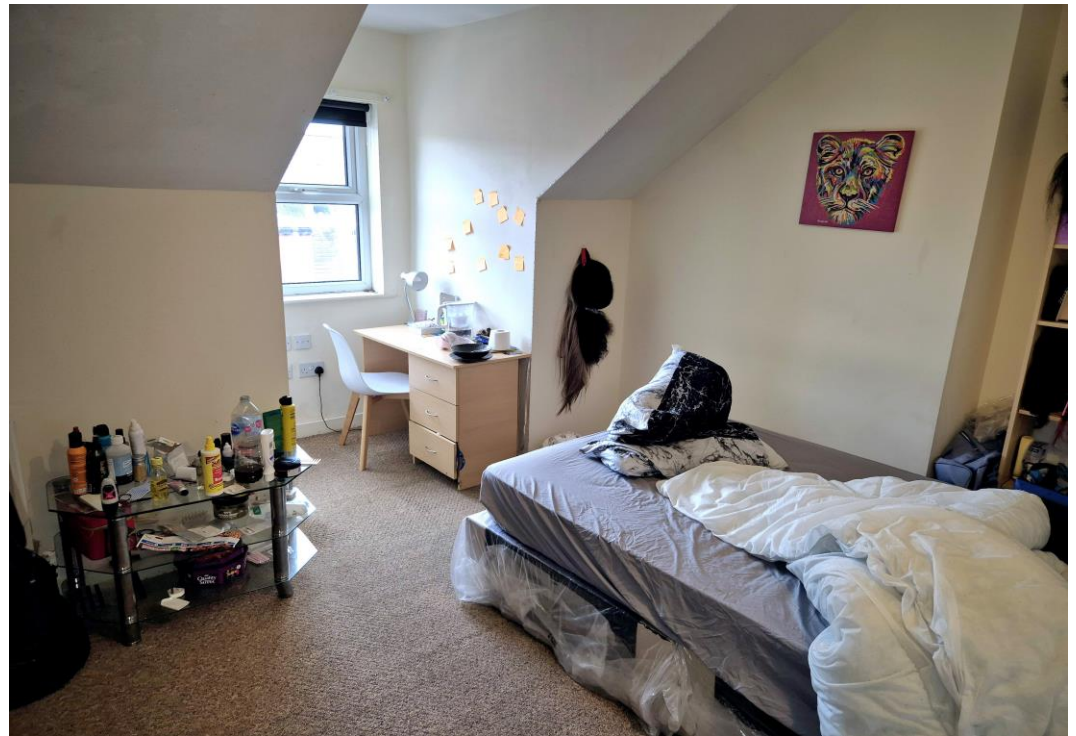
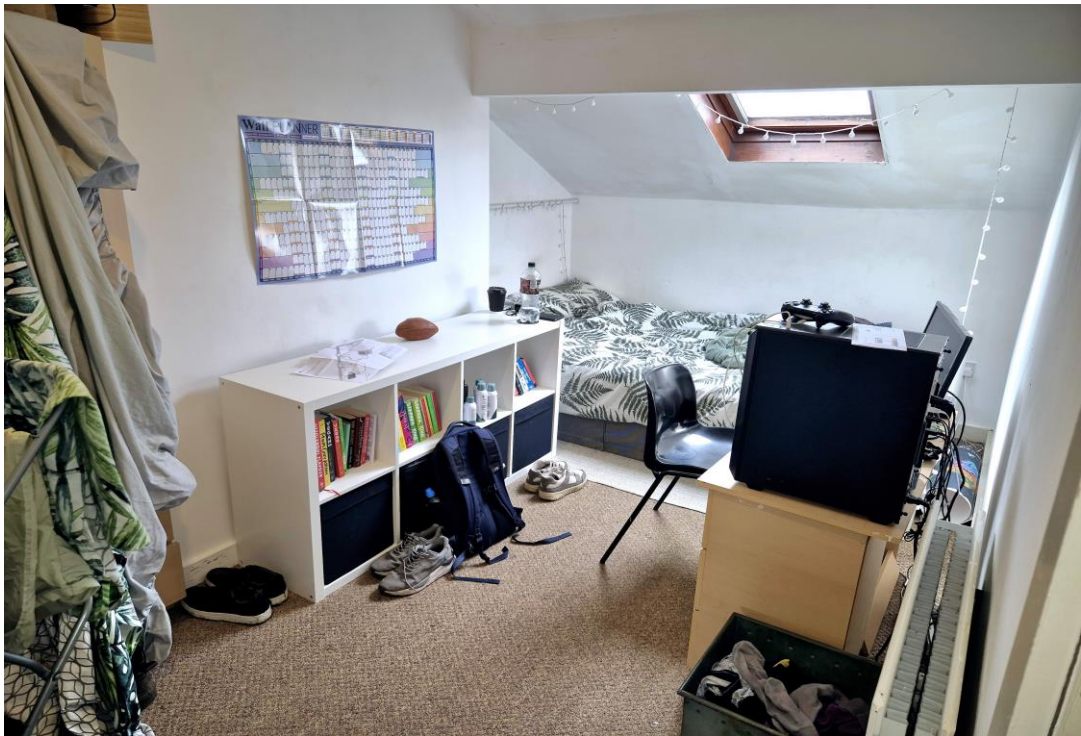
The property is currently let on separate tenancy agreements with varying end dates up until the 30th June 2026 with an attractive rent roll of £3,155 pcm including bills, therefore ideal for continued investment.

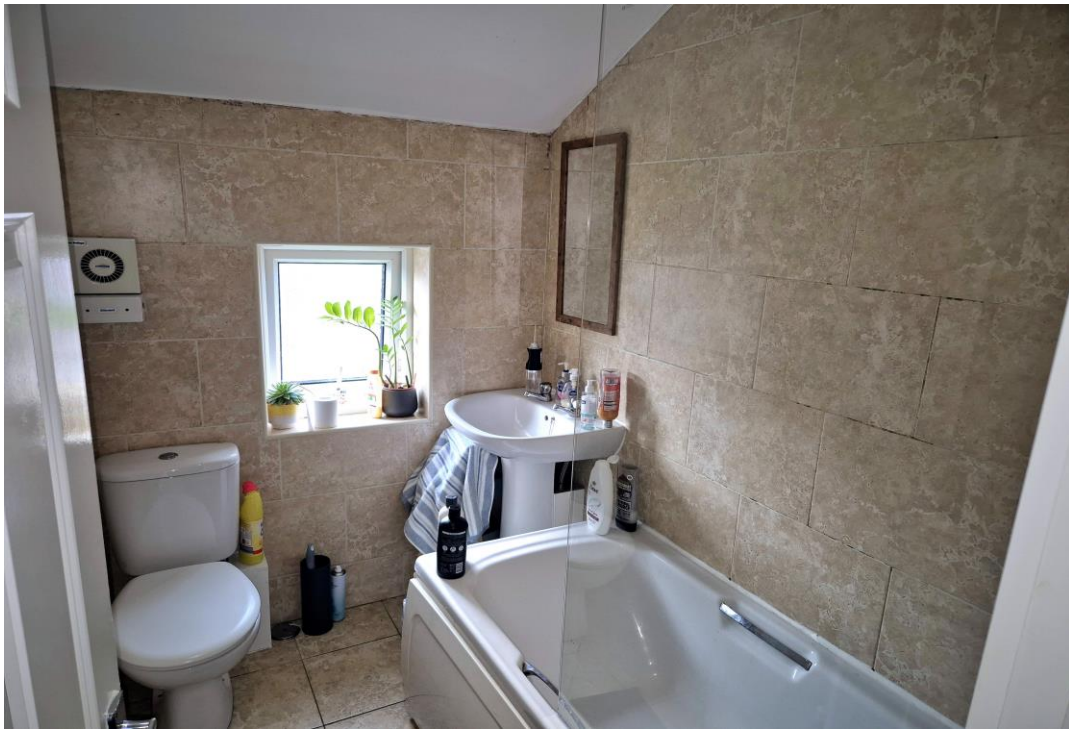
The spacious accommodation comprises an entrance hall, lounge and dining kitchen on the ground floor, two bedrooms and a shower room w/c on the lower ground floor, two first floor bedrooms with a bathroom w/c and two further bedrooms on the top floor with another bathroom w/c.

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.

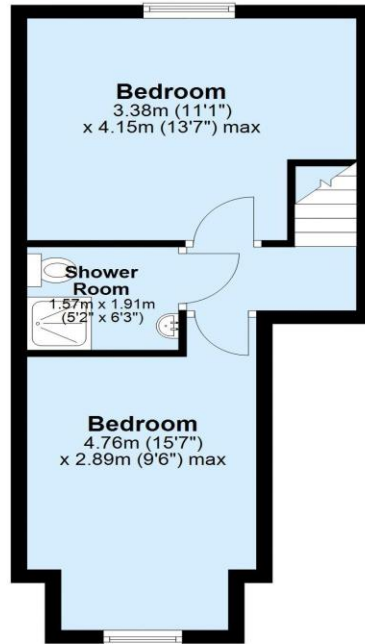
The seller has a HMO Licence until 12th October 2028.



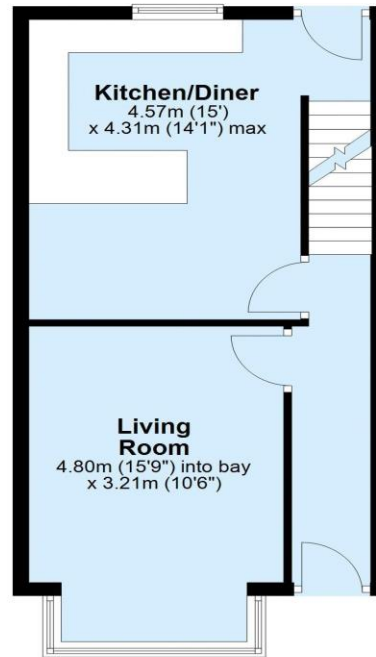




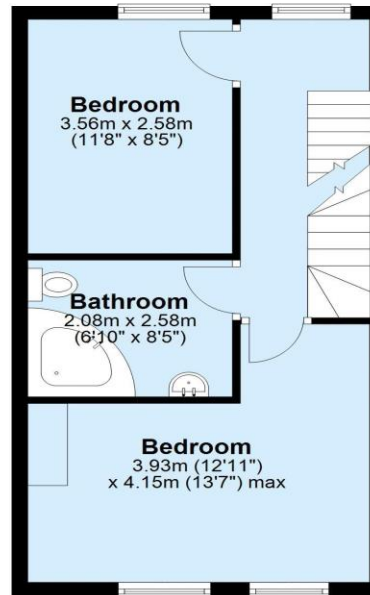
Lower Ground Floor
Approx. 31.8 sq. metres (342.3 sq. feet)



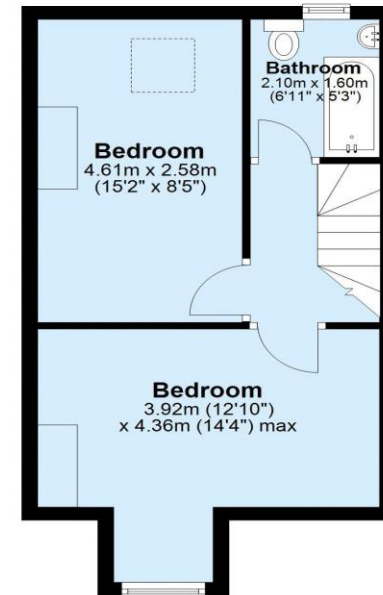
Ground Floor
Approx. 37.9 sq. metres (408.3 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.1 sq. feet)



Second Floor
Approx. 33.4 sq. metres (359.5 sq. feet)



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

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		

Tenure Freehold

Council Tax Band C

Possession Sold subject to existing 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/) 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.