

Castlehill

Estate & Letting Agents

53 Headingley Avenue, Leeds
LS6 3ER

£399,950 Region



- Fantastic investment property
- Six bedrooms, four shower room w/c's
- Prime central Headingley location
- Close to extensive amenities
- Let until 30th June 2026
- Gross rent £45,364 p/a inc bills



LET UNTIL 30th JUNE 2026! - A FANTASTIC SIX BEDROOMED WELL PRESENTED TERRACE WITH FOUR SHOWER ROOMS, SITUATED IN THE HEART OF HEADINGLEY, JUST A FEW MINUTES WALK TO EXTENSIVE AMENITIES, SHOPS, BARS, RESTAURANTS AND THE CRICKET GROUND WITH EASY ACCESS INTO LEEDS CITY CENTER AND THE UNIVERSITIES.

The property is currently let until 30th June 2025 at £44,426 including bills and re-let until 30th June 2026 at £45,364 p/a including bills (circa £37,440 p/a excluding bills). A yield of over 9.3% based on the asking price! The well planned and presented accommodation comprises an entrance hall leading to an impressive open plan lounge and modern fitted dining kitchen, a lower ground floor bedroom with an ensuite shower room w/c, three bedrooms, one with an ensuite shower room w/c and a further separate shower room w/c on the first floor, with two additional bedrooms on the top floor sharing a 'Jack and Jill' ensuite shower room w/c.

Externally there is a front garden bordered by hedging, on street parking and a yard to the rear. The seller has a HMO Licence until 8th September 2029 and a C4 lawful use certificate.

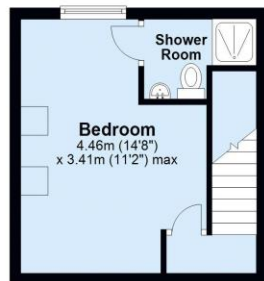
The sale is subject to the successful buyer retaining the current lettings management agent, Beyond Lettings, for at least the remainder of the agreed tenancies.

Internal viewing strongly recommended of this well run investment property.

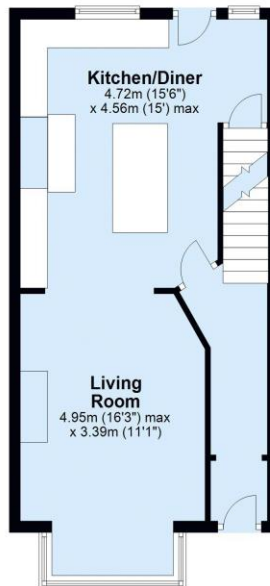




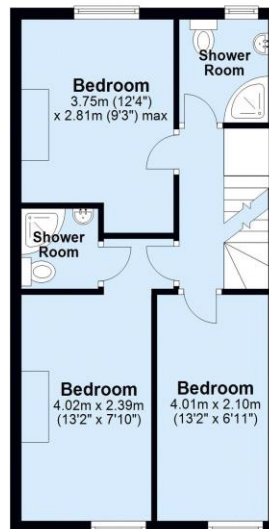
Lower Ground Floor
Approx. 19.3 sq. metres (207.4 sq. feet)



Ground Floor
Approx. 41.0 sq. metres (441.1 sq. feet)



First Floor
Approx. 40.4 sq. metres (434.3 sq. feet)



Second Floor
Approx. 27.4 sq. metres (294.6 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 C
Possession Subject to tenancies
Point to note (Internal photographs provided by Beyond Properties pre-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](https://www.leeds.gov.uk/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 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