



£350,000 Region



- Spacious end terrace
- Four/five bedrooms, two bathrooms & w/c's
- Well presented spacious accommodation
- Close to extensive amenities & Roundhay Park
- Ideal for investment, let at £2,608pcm
- Let until 31st July 2026



A WELL PRESENTED FOUR/FIVE BEDROOMED END TERRACE WITH GARDENS TO THREE SIDES ENJOYING A SUNNY SOUTH EASTERLY ASPECT, SITUATED IN THIS HIGHLY CONVENIENT LOCATION, A SHORT WALK TO THE EXTENSIVE AMENITIES ON STREET LANE INCLUDING SHOPS, BARS AND RESTAURANTS, CLOSE TO THE LOVELY OPEN SPACES OF ROUNDHAY PARK AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

The property is currently being run as a successful rental concern, let to five people on fixed term separate tenancy agreements with a gross rent of £2,608 pcm including bills, ideal as an on-going investment purchase. One tenancy is let until 31st July 2025, one until the 31st January 2026, two until the 28th February 2026 and one until 31st July 2026.

The sale is not subject to any lettings management tie-in, so buyers are free to self manage or appoint their preferred agent. The spacious and well managed property comprises an entrance hall, a light and airy dual aspect lounge, a dining room currently being used as the fifth bedroom and a modern fitted kitchen; a basement, two first floor bedrooms, a bathroom w/c and a further separate w/c with two additional bedrooms on the top floor with another bathroom.

Externally there are lawned gardens to the front and side, bordered by mature privet hedging, with a side yard area and brick barbeque. There is ample on street parking.

The seller has a HMO Licence until 15th May 2028.

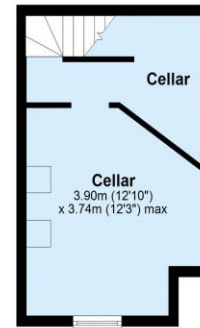






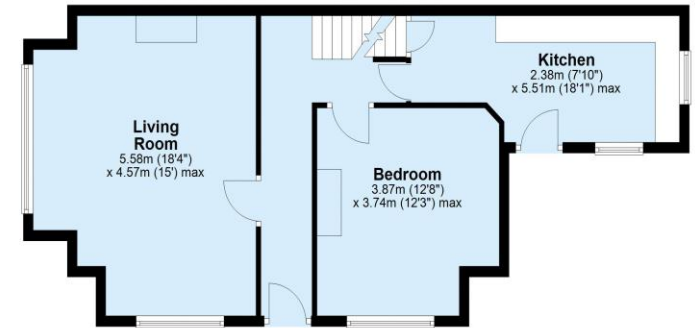
Lower Ground Floor

Approx. 20.3 sq. metres (218.4 sq. feet)



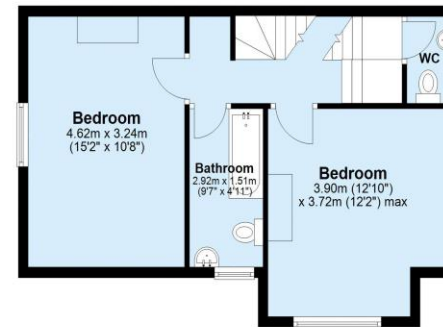
Ground Floor

Approx. 59.2 sq. metres (637.2 sq. feet)



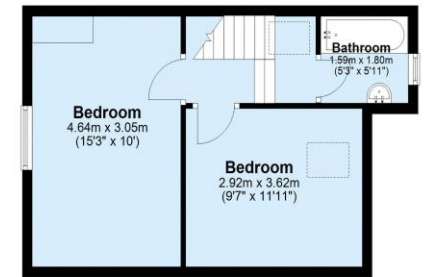
First Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



Second Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



Total area: approx. 155.6 sq. metres (1674.9 sq. feet)

Tenure Freehold

Council Tax Band C

Possession Currently 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/leeds-city-council/leeds-city-council-website) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 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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