



- Impressive stone period property
- Four double bedrooms, two shower rooms
- Close to Headingley & universities
- Let until 30th June 2026
- Gross rent £28,157 p/a ex bills
- Useful garage/store





**LET UNTIL 30th JUNE 2026 AT AN ATTRACTIVE GROSS RENT OF £28,157 P/A EXCLUDING BILLS. A FANTASTIC FOUR BEDROOMED GRADE II LISTED PERIOD INVESTMENT PROPERTY, VERY CONVENIENTLY SITUATED CLOSE TO THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.**

The stylish and well presented accommodation comprises a light and airy open plan kitchen and lounge, four good sized bedrooms, the lower ground floor benefitting from an en-suite shower room w/c and a further 'house' shower room w/c on the 1st floor. There is a useful garage/store to the front of the property, a low maintenance garden and ample on street parking.

The property is currently let until 30th June 2025 at £27,114 excluding bills and re-let from 1st July 2025 until 30th June 2026 at £28,157 p/a excluding bills. The sale is subject to the successful buyer retaining the current lettings management agent, YourNest, for at least the remainder of the agreed tenancies.

Internal viewing essential to fully appreciate this well run and attractive investment opportunity. (Internal photographs taken pre-tenancy)

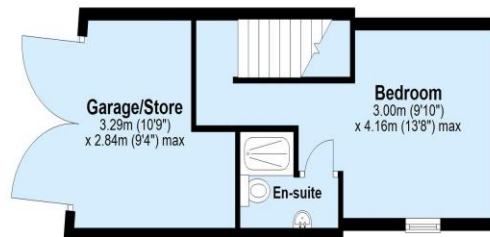






### Lower Ground Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



### Ground Floor

Approx. 31.1 sq. metres (334.4 sq. feet)



### First Floor

Approx. 31.1 sq. metres (334.4 sq. feet)



Total area: approx. 90.1 sq. metres (970.3 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** B  
**Possession** 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/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	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.

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