

# Castlehill

Estate & Letting Agents

40 Melville Place, Leeds  
LS6 2LZ

£179,950 Region



- Characterful detached terrace
- Two double bedrooms
- Shower room w/c and bathroom w/c
- On the Meanwood Valley Trail footpath
- Very close to city & universities
- Let until 31st August 2026





**AN UNUSUAL TWO BEDROOMED, TWO BATH/SHOWER ROOM DETACHED TERRACED PROPERTY WITH FANTASTIC VIEWS TO BOTH THE FRONT AND REAR ELEVATIONS SITUATED ON THE DOORSTEP OF THE MEANWOOD VALLEY TRAIL, A LEAFY FOOTPATH LINKING HEADINGLEY, MEANWOOD AND AS FAR AS GOLDEN ACRE PARK! THE PROPERTY IS ALSO WITHIN EASY WALKING DISTANCE TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.**

The well presented and characterful property provides spacious accommodation, comprising a lounge leading to a lower ground floor modern dining kitchen with access to the rear garden, a double bedroom and a modern shower room w/c on the first floor and a further double bedroom and modern en-suite bathroom w/c on the top floor, enjoying lovely leafy views to the rear over Woodhouse Ridge and rooftop views towards Leeds city centre to the front.

The property is street lined to the front with ample on street parking and an enclosed garden to the rear adjoining Woodhouse Ridge.

The property is currently let until 31st August 2025 at £11,992 p/a excluding bills, and also re-let at the same rent from the 1st September 2025 until 31st August 2026.

The sale is subject to the successful buyer retaining the current lettings management, Leeds Rentals, until at least the end of the agreed tenancies.

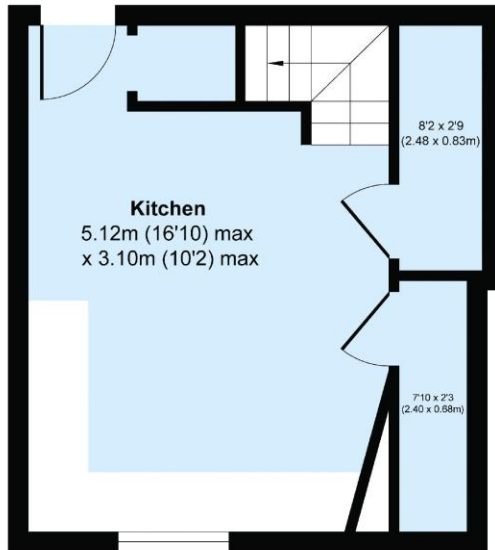




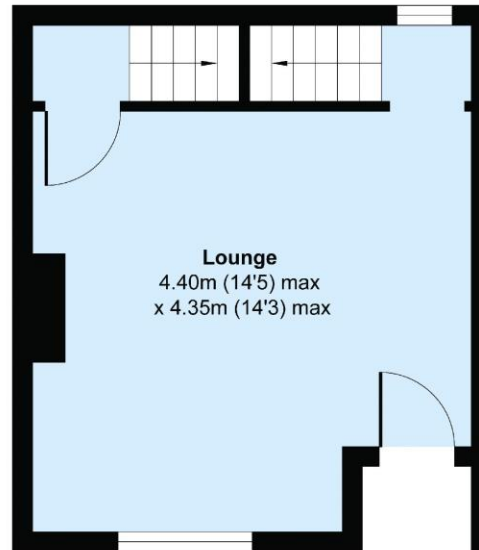




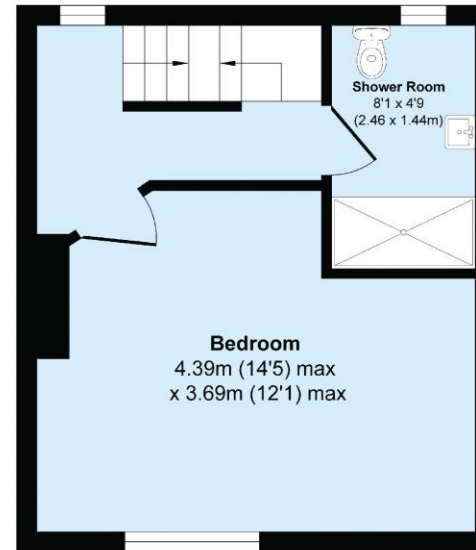
**Lower Ground Floor**  
Approx. 22.3 sq.meters (240.2 sq.feet)



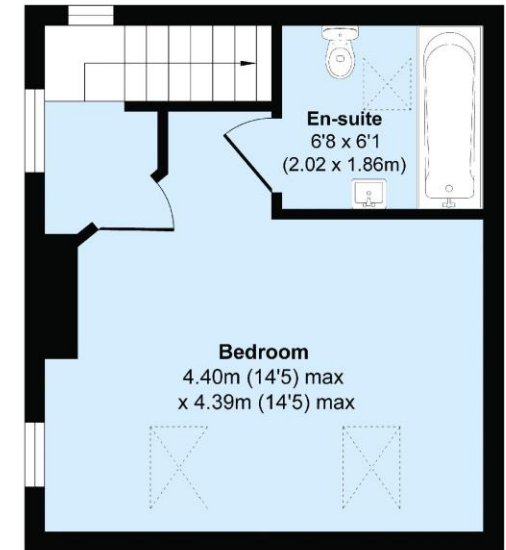
**Ground Floor**  
Approx. 21.3 sq.meters (229.9 sq.feet)



**First Floor**  
Approx. 22.4 sq.meters (241.8sq.feet)



**Second Floor**  
Approx. 22.4 sq.meters (241.9 sq.feet)



**Total area: approx. 88.6 sq.meters (954.1 sq.feet)**

Plan not to scale - strictly for identification purposes only

#### Possession

Sold subject to tenancies

#### Council Tax Band

A

#### Tenure

Freehold

#### 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		86 B
69-80	C		
55-68	D	55 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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