

Castlehill

Estate & Letting Agents

254, Cardigan Road, Leeds
LS6 1QL

£350,000 Region



- Six bedroomed terrace
- Four shower rooms & w/c's
- Close to universities & city centre
- Well maintained spacious accommodation
- Let until 31st August 2025
- Lots of potential!



A WELL MAINTAINED AND PRESENTED SIX BEDROOMED MID TERRACE WITH FOUR SHOWER ROOMS AND W/C'S, SITUATED IN THIS POPULAR AND CONVENIENT LOCATION, WITHIN EASY REACH OF LEEDS CITY CENTRE, THE UNIVERSITIES, CLOSE TO LOCAL SHOPS AND TRAIN STATION.

The property is currently let until 31st August 2025, therefore ideal for re-letting with rental income potential of over £31,000 p/a, parents buying for son or daughter at university or possibly conversion into a family home.

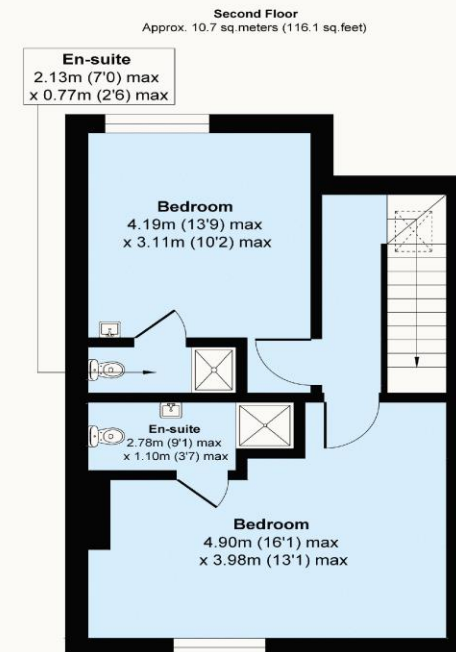
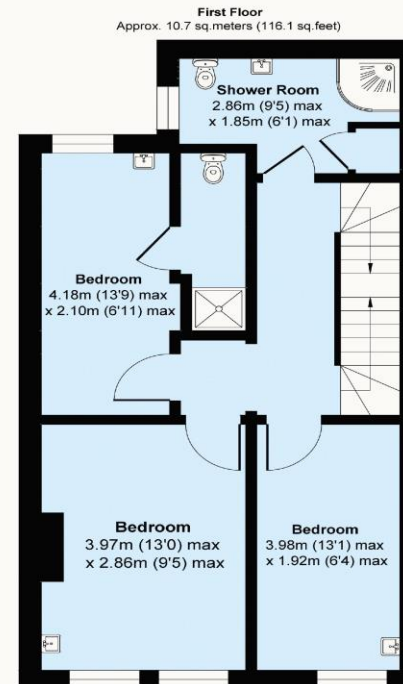
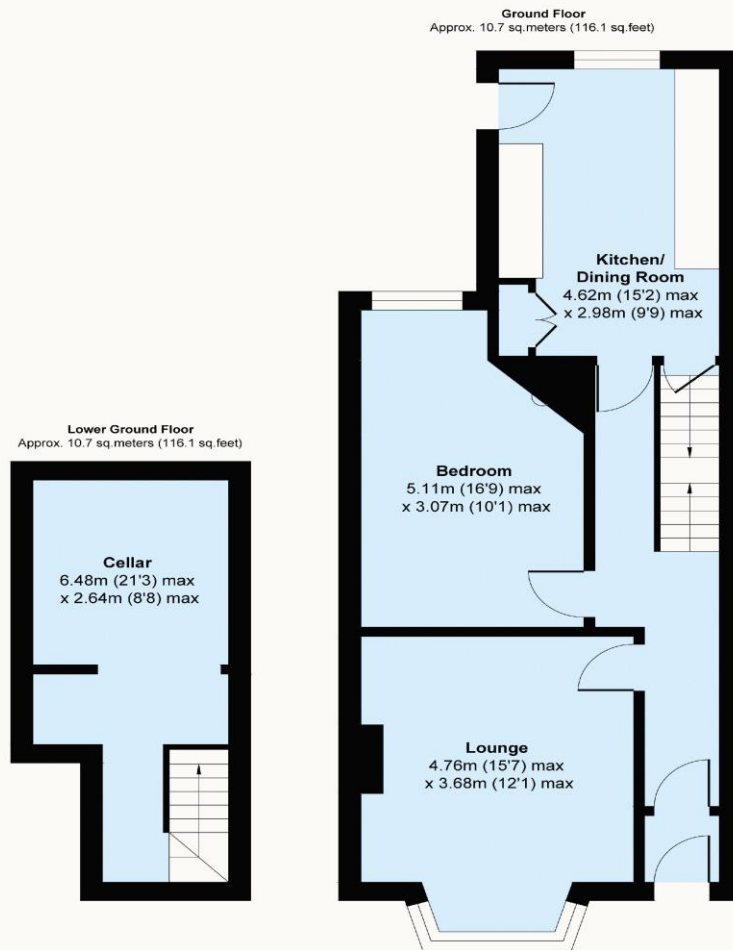
The spacious accommodation comprises an entrance vestibule with stained glass lights, an entrance hall, a lounge, bedroom and good sized modern kitchen on the ground floor, a basement, three bedrooms and two shower room w/c's on the first floor and two further bedrooms on the top floor, both with an en-suite shower room w/c. Externally, there is a paved front garden enclosed by mature hedging and a yard to the rear. Parking is available on nearby streets.

Internal inspection recommended of this well maintained property with lots of potential.









Total area: approx. 155.0 sq.meters (1669.3 sq.feet)

Plan not to scale - strictly for identification purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Tenure Freehold

Council Tax Band C

Possession Subject to 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.