

Castlehill

Estate & Letting Agents

51 Headingley Avenue, Leeds
LS6 3ER



£350,000 Region



- Well presented terrace
- Six bedrooms
- Attractive open plan kitchen & lounge
- Prime central Headingley location
- Gross rent potential over £38,000 p/a inc bills
- Close to extensive amenities

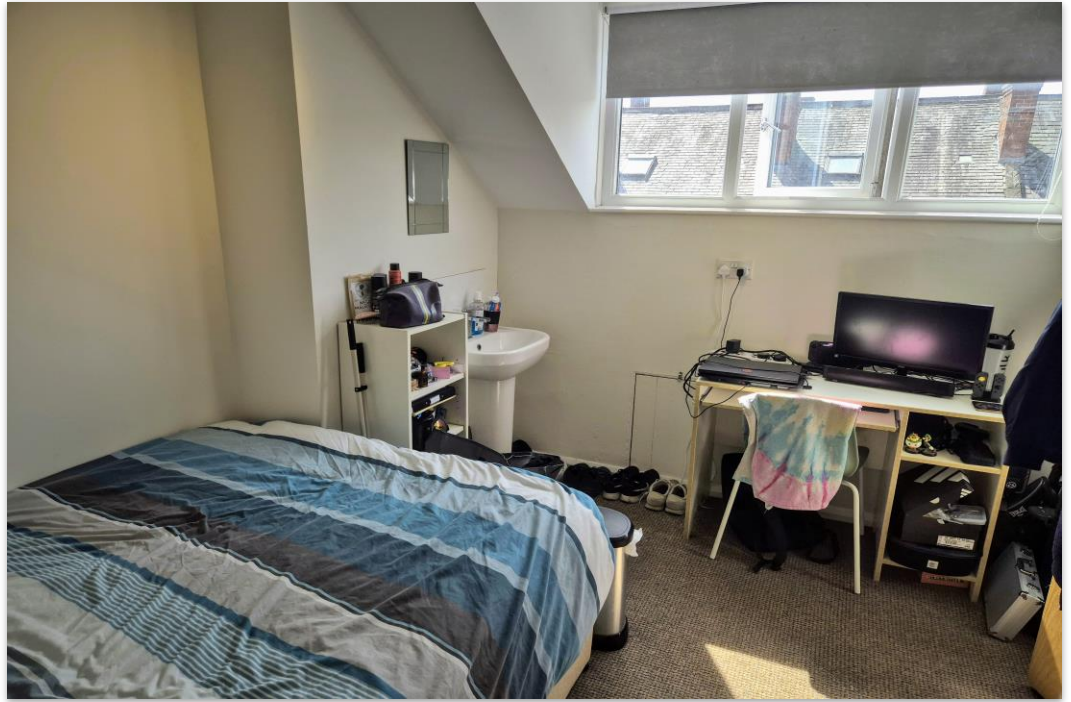


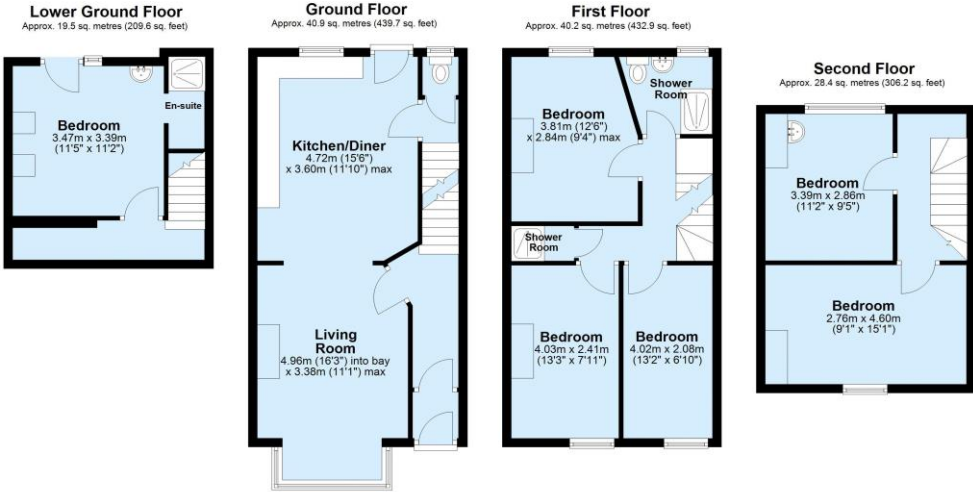
A WELL PLANNED AND MAINTAINED SIX BEDROOMED MID TERRACE WITH AN ATTRACTIVE OPEN PLAN LOUNGE AND DINING KITCHEN, SITUATED IN THIS PRIME LOCATION IN CENTRAL HEADINGLEY, A SHORT WALK TO THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS WITH EASY ACCESS INTO THE UNIVERSITIES AND LEEDS CITY CENTRE.

The property is currently let until 30th June 2025 at an annualised gross rent of £36,300 including bills and council tax. The property is also re-let from 1st July 2025 on individual tenancy agreements with varying end dates with each room let at £533 pcm including bills and council tax, generating an annualised rent of £31,980 p/a. This will be further increased as and when the sixth room is let offering a potential rent roll of £38,376 including bills and council tax.

The well presented accommodation comprises an entrance hall, a very spacious dining kitchen semi-open plan to the lounge, a separate w/c, a lower ground floor bedroom with an en-suite shower room, three first floor bedrooms, a shower room w/c and a further separate shower room with two more bedrooms on the top floor. Externally there is an enclosed garden to the front, a yard to the rear and ample parking is available on street. The sale is subject to the successful buyer retaining the current lettings management, Springwell Properties, for at least the remainder of the tenancy agreement. The seller has a HMO Licence until 11th November 2029.







Total area: approx. 129.0 sq. metres (1388.3 sq. feet)

Tenure Freehold
Council Tax Band C
Possession Sold subject to existing 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) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		