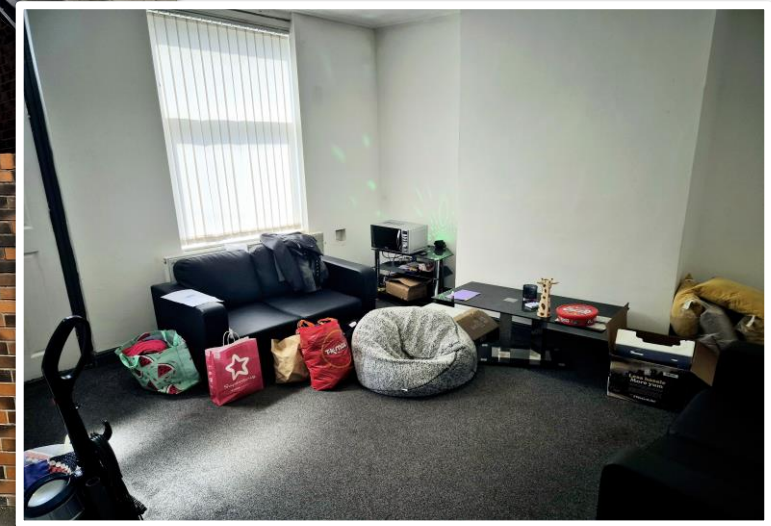




£159,950 Region



- Unusual detached back to back
- Two double bedrooms
- Cul-de-sac position
- Close to shops, train station, universities
- Let until 30th June 2026
- Gross rent £12,000 ex bills



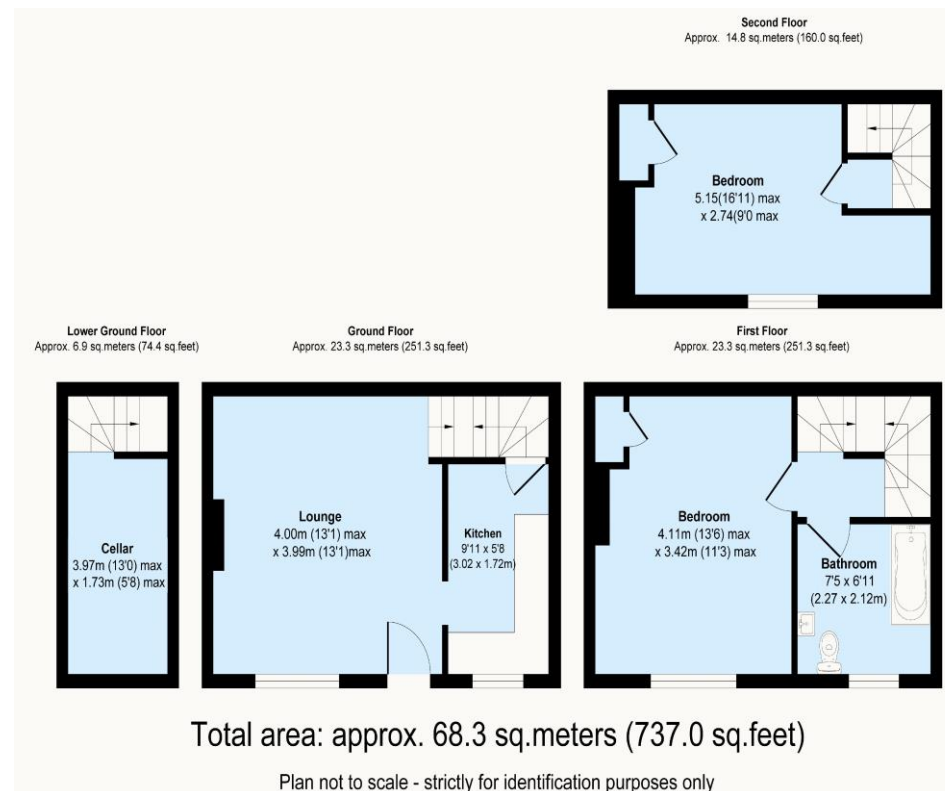
AN UNUSAL TWO BEDROOMED DETACHED BACK TO BACK SITUATED AT THE END OF A CUL-DE-SAC, IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, TRAIN STATION AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

An ideal investment as the property is let until until 30th June 2026 at £12,000 p/a excluding bills. The accommodation comprises a lounge and kitchen on the ground floor, a cellar, a double bedroom and spacious bathroom w/c on the first floor and a further double bedroom with dormer window on the top floor.

The property is street lined with ample on street parking. The sale is subject to the successful buyer retaining the current lettings management agents, Leeds Rentals, for at least the remainder of the agreed tenancies.







Tenure Freehold

Council Tax Band A

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/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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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