

# Castlehill

Estate & Letting Agents

26 Norwood Place, Leeds  
LS6 1DY

£375,000 Region



- Five bedroomed mid terrace
- Each bedroom has an en-suite
- Close to shops & train station
- Great investment opportunity
- Let until 30th June 2026
- Gross rent £31,995 p/a ex bills



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North Leeds



**A WELL PLANNED FIVE BEDROOMED MID TERRACE WITH EACH BEDROOM HAVING AN EN-SUITE SHOWER ROOM W/C, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION AND WITHIN EASY REACH OF HEADINGLEY'S EXTENSIVE AMENITIES, THE UNIVERSITIES AND LEEDS CITY CENTRE.**

The property is currently let until 30th June 2025 at £31,230 p/a and re-let from 1st July 2025 until 30th June 2026 at £31,995 p/a excluding bills.

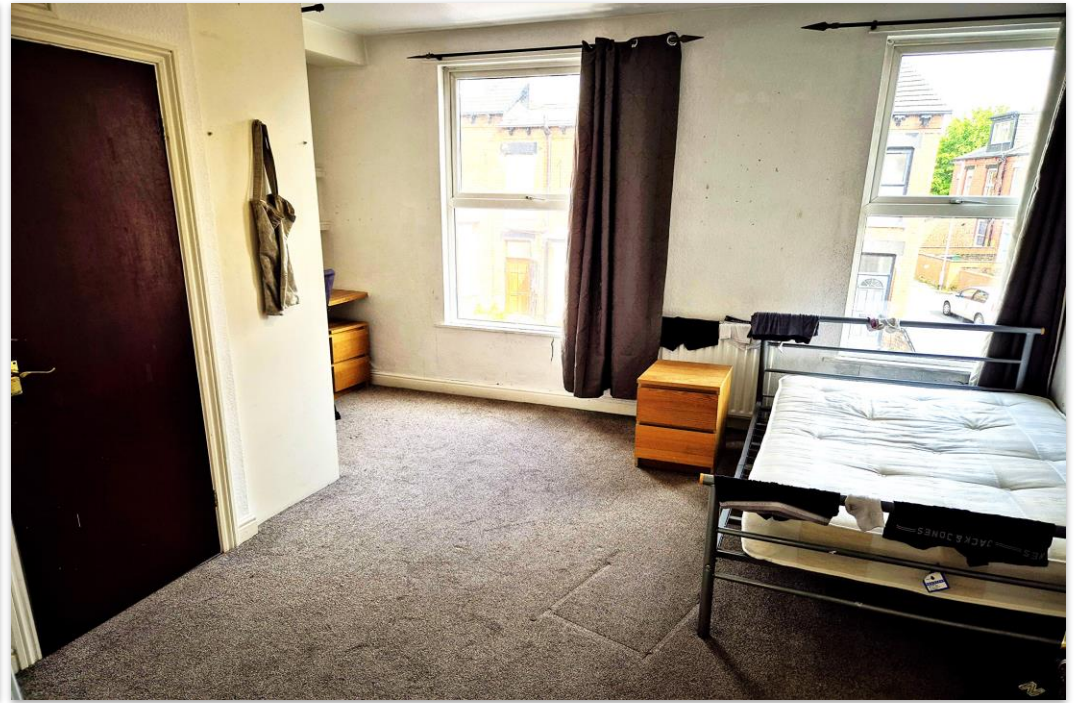
The accommodation comprises an entrance hall, a bedroom with en-suite and lounge on the ground floor, a lower ground floor fitted kitchen, two first floor bedrooms each with en-suites and two further bedrooms on the top floor, again each with an en-suite.

Externally, there is a small frontage and a yard to the rear. Ample on street parking is available to the front.

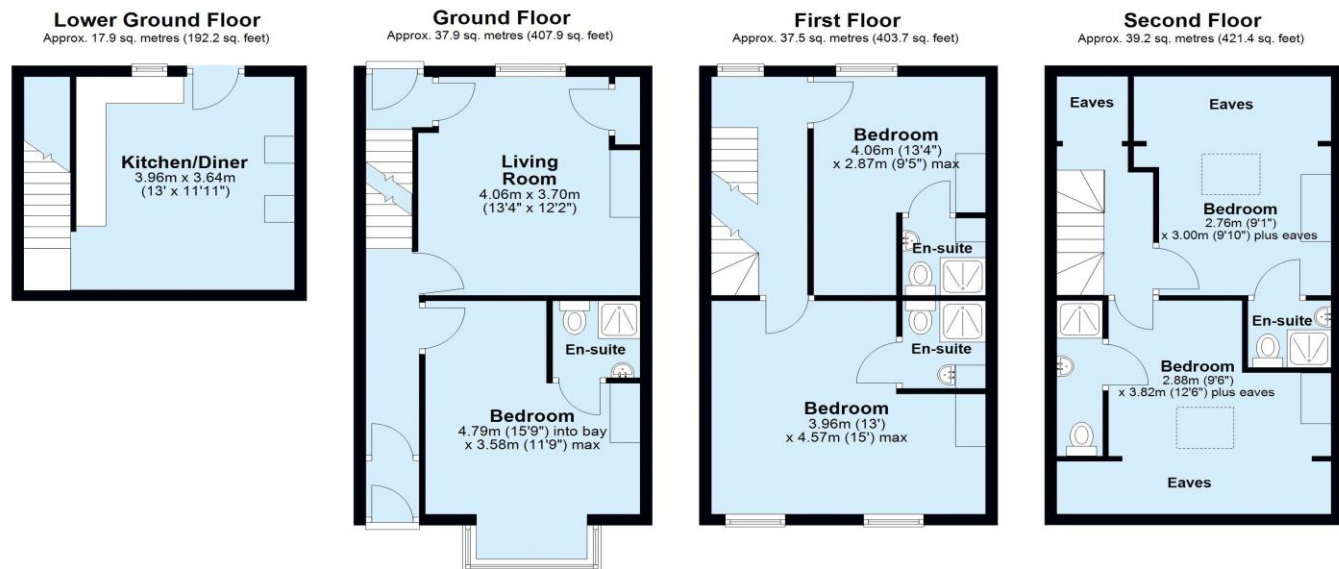
The sellers have a HMO Licence until 10th May 2028. A great opportunity to











Total area: approx. 132.4 sq. metres (1425.2 sq. feet)

**Tenure** Freehold

**Council Tax Band** B

**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		
55-68	D	61 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.