

Castlehill

Estate & Letting Agents

7 Chapel Place, Leeds
LS6 3HY



£299,950 Region



- 4 Bedroom Stone Terrace
- Let at £25,999 PA until June 2026
- Quality HMO in Prime Headingley Location
- Well Presented & Sold as An On-Going Concern
- Spacious living room and kitchen
- HMO C4 Approved !



LET UNTIL 30th JUNE 2026! A VERY WELL CONFIGURED & PRESENTED INVESTMENT PROPERTY SITUATED IN THIS SOUGHT AFTER VERY 'CENTRAL' HEADINGLEY LOCATION, ON THE DOORSTEP TO EXTENSIVE SHOPS, BARS AND RESTAURANTS AND WITHIN EASY REACH OF THE CITY CENTRE AND UNIVERSITIES.

Let from 1st July 2025 to four occupants up to 30th June 2026 @ an attractive annualised rental income of £25,999, excluding bills! Now being sold as on on-going investment, with immediate income on completion! Providing a spacious, four double bedroomed period stone terrace, with well planned gas centrally heated and UPVC double glazed accommodation over three floors. It comprises; a lounge with recessed spotlighting, a good sized modern fitted dining kitchen, four bedrooms and fully tiled modern shower room & w/c.

Additional features include; hard wired smoke alarms & fire doors. The EPC rated band 'C' and the property has a 'Certificate for Lawful C4' use, demonstrating a long letting history as an HMO!

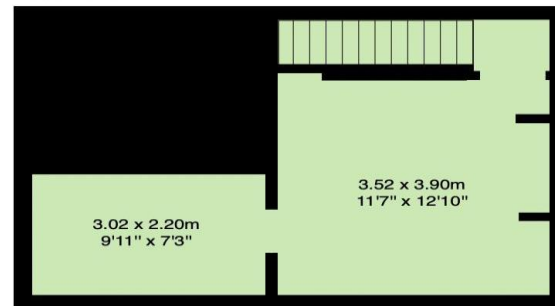
INTERNAL VIEWING STRONGLY RECOMMENDED!!

The sale is subject to the buyer retaining the current lettings managing agent.





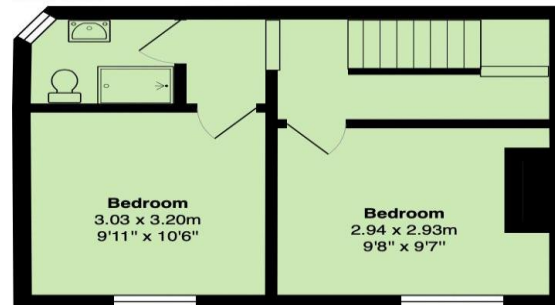
Basement



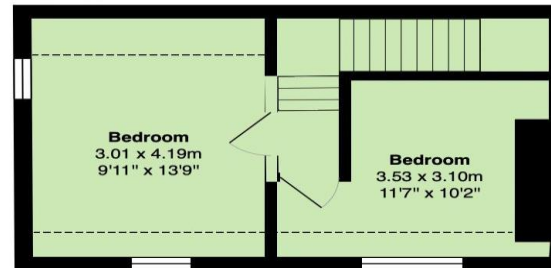
Ground Floor



1st Floor



2nd Floor



Total Area: 122.3 m² ... 1317 ft²

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.

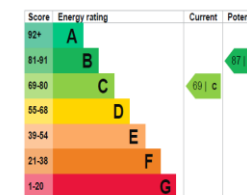
Houses in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](http://www.leeds.gov.uk) website for more information.

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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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