

Castlehill

Estate & Letting Agents

2 Beulah View, Leeds
LS6 2LA



£210,000 Region



- Well presented end terrace
- Three double bedrooms
- Characterful spacious accommodation
- Very close to the universities & city centre
- Let until 30th June 2026
- Gross rent £17,363 p/a ex bills & Certificate of Lawful C4 use



A VERY WELL PRESENTED AND MAINTAINED THREE BEDROOMED END BACK TO BACK TERRACE, LET UNTIL 30TH JUNE 2026 @ £17,363 P/A EXCLUDING BILLS, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, CLOSE TO LOCAL SHOPS AND WITHIN EASY WALKING DISTANCE TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.

Internal viewing strongly advised of this great investment opportunity, with the gas centrally heated and UPVC double glazed accommodation comprising a lounge with varnished floor boards, a characterful modern kitchen, a lower ground floor double bedroom with walk-in wardrobe/store, a double bedroom and modern shower room w/c on the first floor and a further double bedroom with stripped varnished floor boards, a double glazed velux and gable end window on the top floor.

Externally, the property is street lined with ample on street parking.

The property has a lawful C4 use (HMO) certificate and we understand there is no lettings management tie-in, allowing buyers to self manage or appoint their preferred agent.

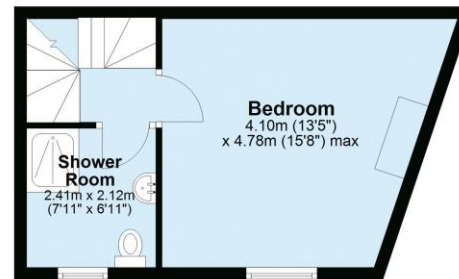




Lower Ground Floor
Approx. 21.7 sq. metres (233.9 sq. feet)



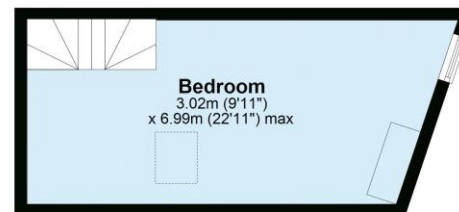
First Floor
Approx. 26.0 sq. metres (280.1 sq. feet)



Ground Floor
Approx. 25.7 sq. metres (276.4 sq. feet)



Second Floor
Approx. 19.5 sq. metres (210.2 sq. feet)



Total area: approx. 93.0 sq. metres (1000.5 sq. feet)

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		
55-68	D	58 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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