

Castlehill

Estate & Letting Agents

9 Village Place, Leeds
LS4 2NT

£199,950 Region



- Period semi-detached property
- 2 x 1 bedroomed duplex flats
- Close to train station & shops
- Well presented spacious accommodation
- Great investment opportunity
- Gross rent £15,840 p/a ex bills



A PERIOD SEMI-DETACHED PROPERTY SPLIT INTO 2 ONE BEDROOMED DUPLEX SPACIOUS SELF-CONTAINED FLATS WITH GARDENS, SITUATED NEXT TO OPEN PLAYNG FIELDS, WITHIN EASY WALKING DISTANCE TO LOCAL SHOPS, BURLEY PARK TRAIN STATION AND CLOSE TO THE EXTENSIVE AMENITIES IN HEADINGLEY, THE UNIVERSITIES AND LEEDS CITY CENTRE.

Flat 1 is let until 31st January 2026 at £625 and Flat 2 until 30th June 2026 at £695pcm, creating a total annualised rent roll of £15,840 p/a, excluding bills. Each flat has its own entrance with flat 1 comprising a modern kitchen, a generous lounge and bathroom w/c on the ground floor and a double bedroom on the lower ground floor. Flat 2 comprises a first floor kitchen, lounge and bathroom w/c with a good sized double bedroom on the top floor.

Externally, there is a small garden to the front, a path to the side and a terraced garden to the rear with mature trees and planting. The sale is subject to the successful buyer retaining the current letting management agent, Leeds Rentals, until at least the remainder of the agreed tenancies.

Internal viewing recommended to appreciate this well run investment property with income on completion.







Tenure Freehold

Council Tax Band A

Possession Sold subject to existing tenancies

Point to note: Some photographs taken pre tenancy

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

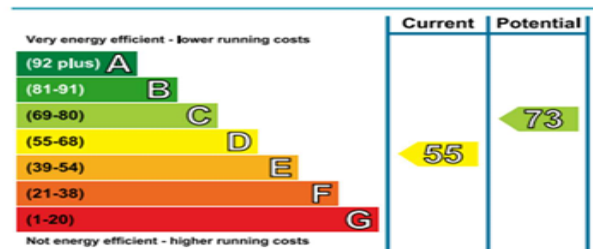
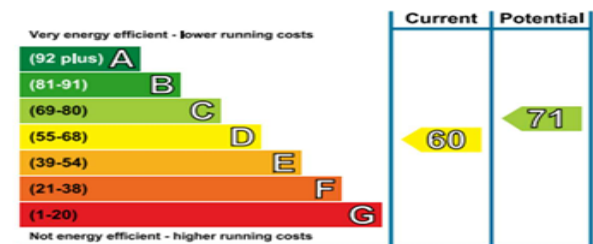
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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.



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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