

Castlehill

Estate & Letting Agents

5 Kirkstall Avenue, Leeds
LS5 3DN

£285,000 Region



- Substantial period semi-detached
- Split into 3 self contained flats
- Close to shops, amenities & canal
- Well run & presented investment opportunity
- Let until Summer 2026
- Gross rent £24,180 p/a ex bills

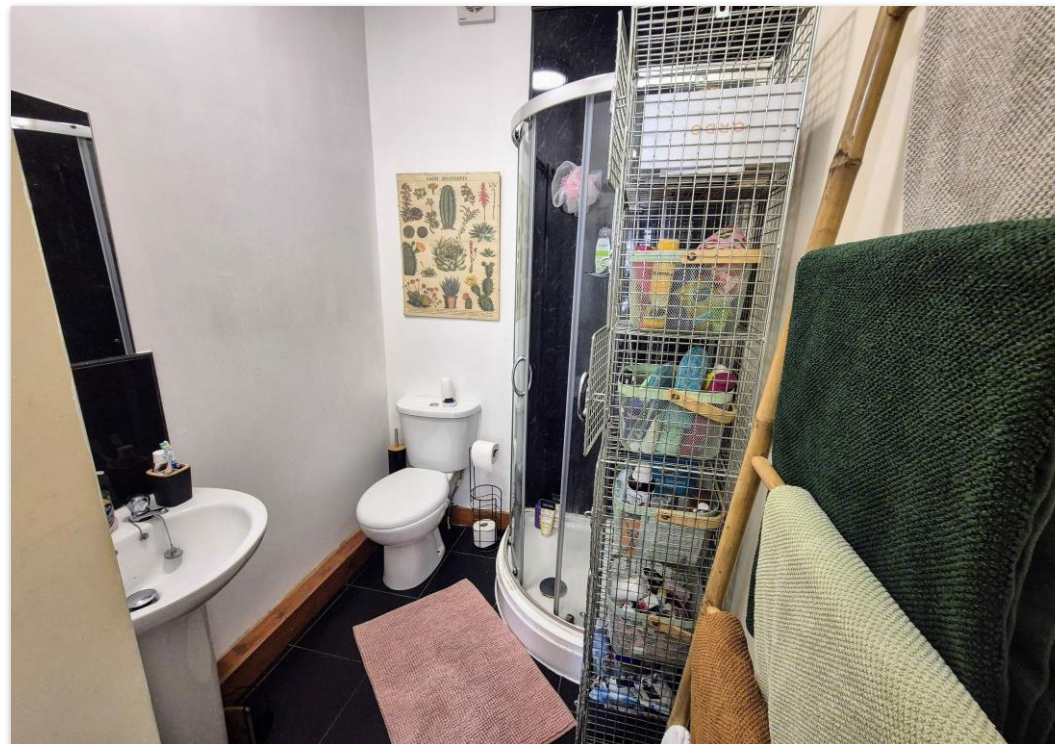


A WELL PRESENTED PERIOD SEMI-DETACHED PROPERTY SPLIT INTO THREE GENEROUSLY SIZED SELF-CONTAINED FLATS ALL CURRENTLY LET SUMMER 2026 PRODUCING AN ANNUALISED RENT ROLL OF £24,180 P/A EXCLUDING BILLS, CONVENIENTLY LOCATED CLOSE TO LOCAL SHOPS, AMENITIES AND A SHORT WALK TO THE LEEDS LIVERPOOL CANAL WITH A TOW PATH INTO LEEDS CITY CENTRE PROVIDING WALKING OR CYCLING TRAFFIC FREE ACCESS.

The ground floor flat which is accessed from the rear, comprises a good sized modern kitchen, a lovely light and airy lounge, a bedroom and a shower room w/c. There is also access to the basement. Upstairs, there is another good sized flat, comprising a lounge and separate modern kitchen, a double bedroom and an en-suite shower room w/c.

On the top floor, the third flat comprises a kitchen, lounge bedroom and an en-suite shower room w/c. Externally, there is a raised garden frontage, a shed drive leading to a garden to the rear.

The sale is subject to the successful buyer retaining the current lettings management, Leeds Rentals, until for at least the remainder of the agreed tenancies. Internal viewing recommended of this well run investment opportunity.





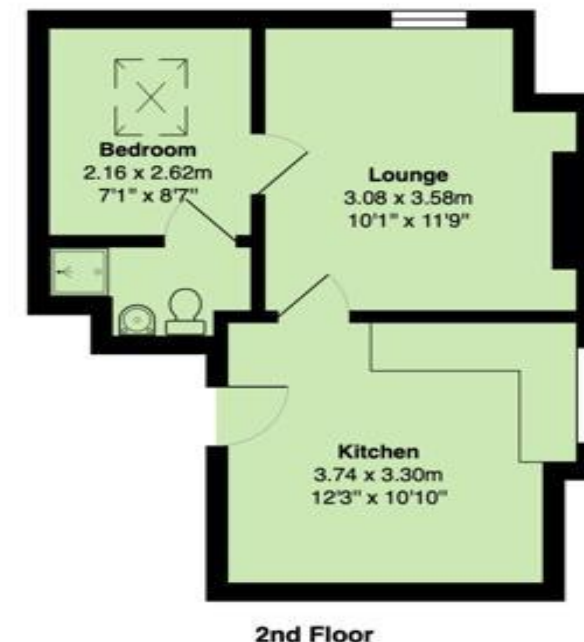
Flat 1

Total Area: 89.8 m² ... 967 ft²

Flat 2

Total Area: 46.3 m² ... 498 ft²

Flat 3

Total Area: 31.8 m² ... 342 ft²**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

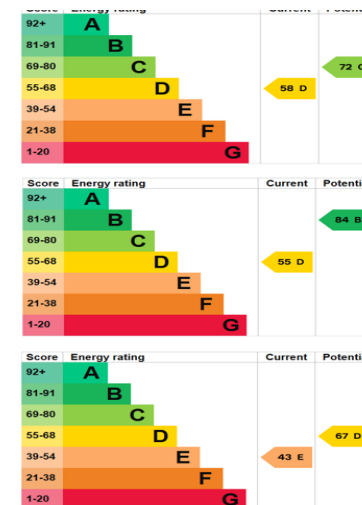
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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.



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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