

Castlehill

Estate & Letting Agents

35, Cliff Road, Leeds
LS6 2ET

£500,000 Region



- Substantial semi-detached
- Converted into 3 x 2 bed flats
- Each flat has two shower room w/c's
- Spacious and well presented
- Let until Summer 2026
- Lovely gardens and parking



A SUBSTANTIAL AND VERY WELL PRESENTED SEMI-DETACHED PROPERTY SPLIT INTO THREE X TWO BEDROOMED SELF CONTAINED FLATS WITH GARDENS AND PARKING, SITUATED IN THIS SOUGHT-AFTER AND HIGHLY CONVENIENT LOCATION, IN ONE OF LEEDS MANY LEAFY CONSERVATION AREAS, A SHORT WALK TO LOCAL SHOPS, CAFES, THE LOVELY OPEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE.

All three flats are let until Summer 2026, two flats let at £26,592 p/a excluding bills and one at £16,685 p/a including bills.

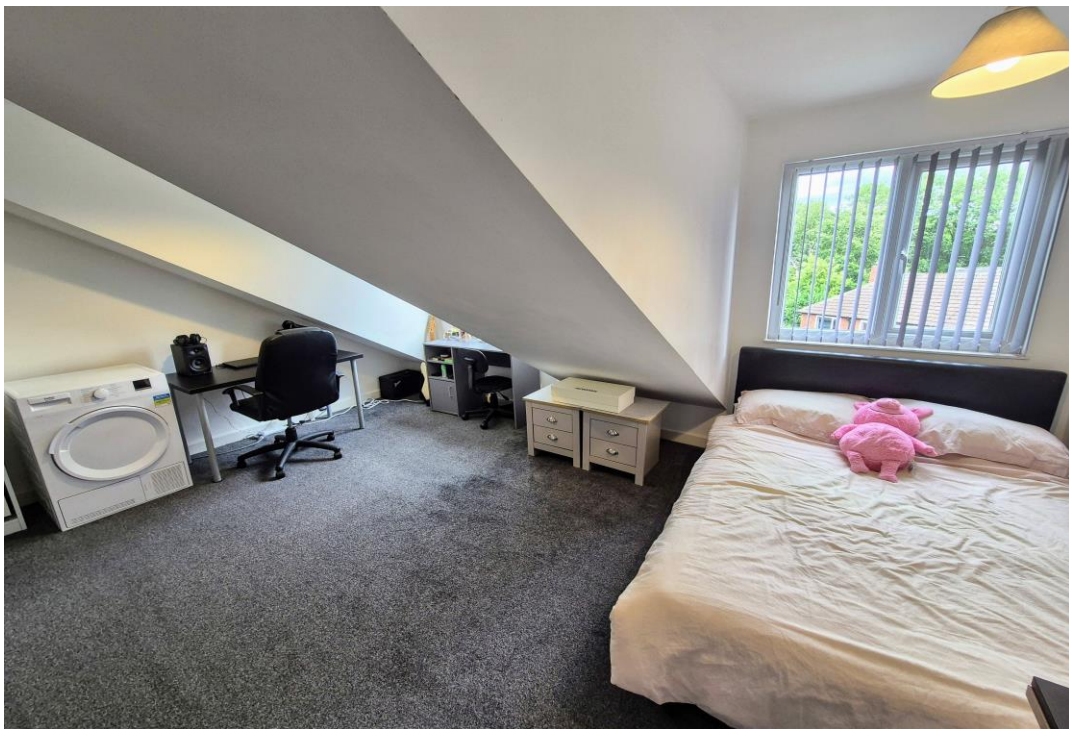
The flats provide generous room proportions and modern presentation, each with two double bedrooms and two shower room w/c's. The basement flat has separate entrance to the side, comprising an entrance hall, a lounge with a raised kitchen, a bedroom with en-suite shower room w/c, a second bedroom and a 'house' shower room w/c. On the elevated ground floor, there is a duplex flat comprising an entrance hall, an impressive open plan lounge and kitchen, a bedroom with en-suite shower room w/c and a further bedroom with en-suite shower room w/c on the first floor. The last duplex flat comprises an entrance hall, another lovely open plan lounge and kitchen on the first floor and two very spacious top floor bedrooms, each with en-suite shower room w/c's.

Externally, there is a small front garden and drive with an EV charging point, a path to the side leading to a lovely lawned rear garden with further parking and EV points. Additional parking is available on street on a residents permit basis.

The sale is subject to the successful buyer retaining the current lettings management agent, Leeds Rentals, for at least the remainder of the agreed tenancies.

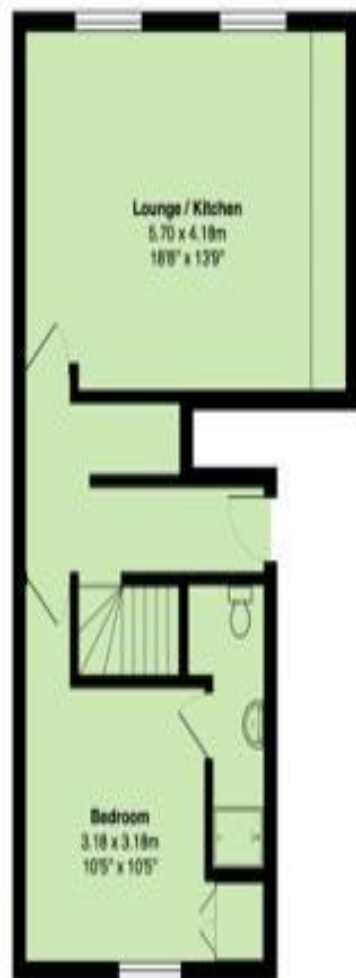




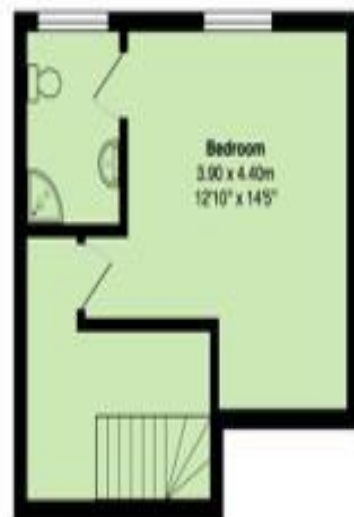




FLAT 1



Ground Floor



1st Floor

Total Area: 78.9 m² ... 849 ft²

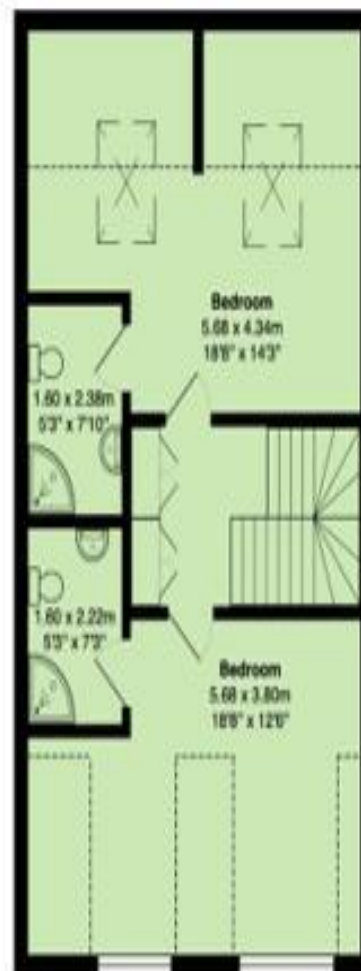
FLAT 2



1st Floor

Total Area: 88.5 m² ... 952 ft²

FLAT A



2nd Floor



Basement

Total Area: 67.4 m² ... 726 ft²

FLAT 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLAT 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Basement

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure Freehold

Council Tax Band

A

Possession Sold subject to existing tenancies

Point to Note:

The EPC for each Flat is available upon request
Alternatively, you can download any EPC at <https://www.gov.uk/find-energy-certificate>

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

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.

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.

House in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](#) website for more information.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.