

Castlehill

Estate & Letting Agents

32 Bennett Road, Leeds
LS6 3HN

£395,000 Region



- High end HMO investment
- Six bedrooms
- Prime central Headingley location
- Let until 30th June 2026
- Gross rent £35,978 p/a ex bills
- Lawful C4 use certificate



A FANTASTIC, WELL PRESENTED, SIX BEDROOMED MID TERRACE INVESTMENT PROPERTY, SITUATED IN THE HEART OF HEADINGLEY, A SHORT WALK TO THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS AND WITHIN EASY REACH OF THE LEEDS CITY CENTRE AND THE VARIOUS UNIVERSITY CAMPUS'.

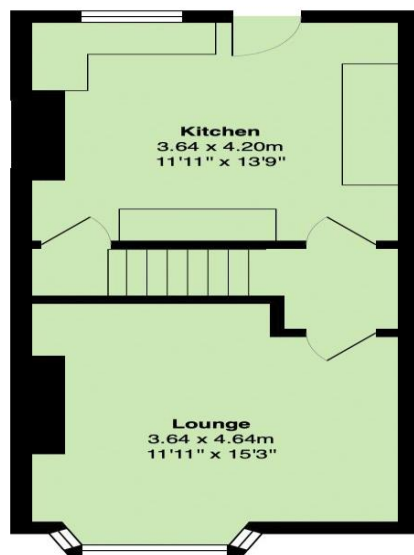
The characterful and very well maintained property is currently let until 30th June 2026 at an attractive gross rent of £35,978 p/a excluding bills. The seller has a HMO Licence until 23rd December 2029 and the property also benefits from a lawful C4 use (HMO) certificate. There is no lettings management tie-in, so buyers are free to self manage or appoint their preferred agent.

The stylish accommodation comprises an entrance hall, six double bedrooms, most with stripped varnished floorboards, a fully tiled modern bathroom w/c and a shower room w/c, a modern fitted dining kitchen and good sized lounge. Outside, there is an easily maintained paved front garden and a yard to the rear with a secure bike store.

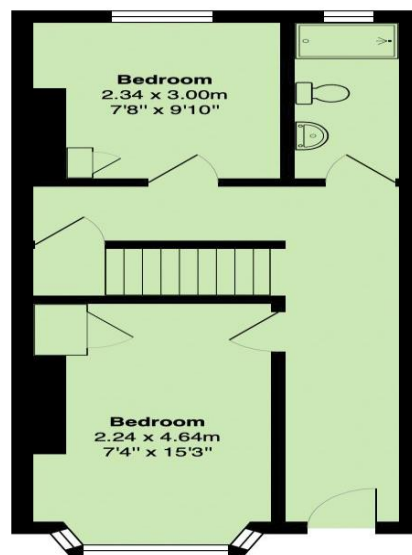
Internal inspection strongly recommended of this high end investment opportunity, which can be purchased alongside another similar property being sold by the same owners on St Michaels's Terrace. Please see our other sales details relating to this property.



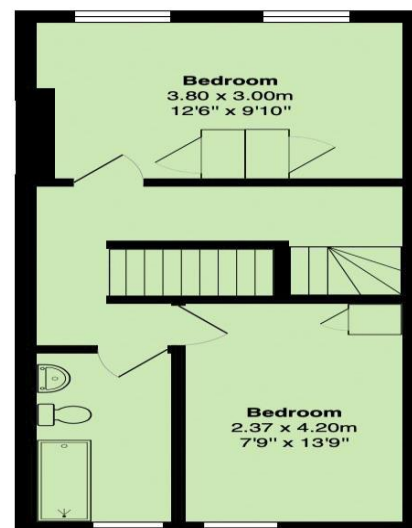




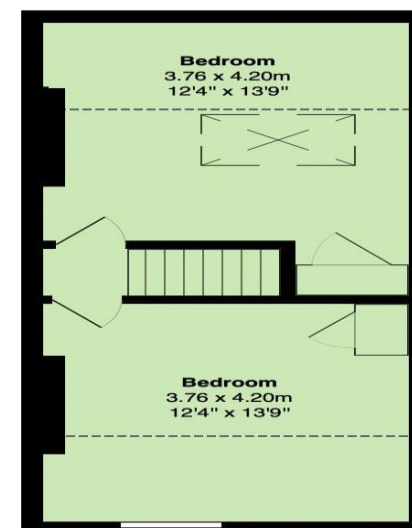
Basement



Ground Floor



1st Floor



2nd Floor

Total Area: 151.5 m² ... 1631 ft²

Tenure

Freehold

Council Tax Band

D

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/leeds-city-council/leeds-city-council-websites/leeds-city-council-websites) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 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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