

Castlehill

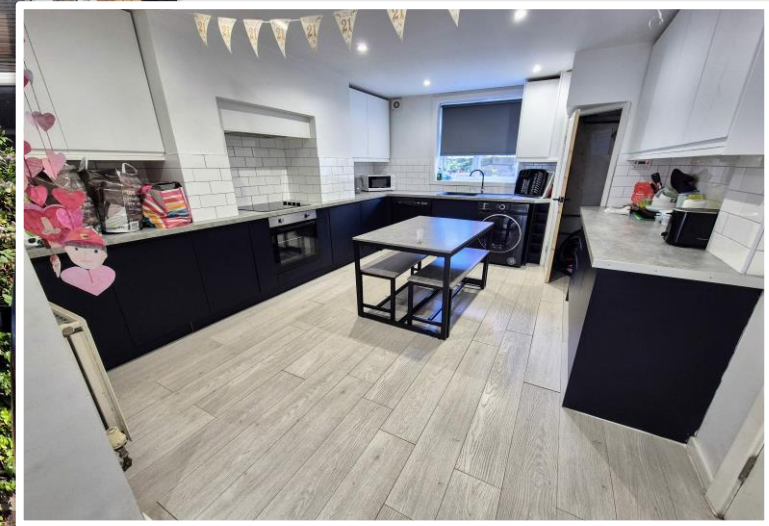
Estate & Letting Agents

207 Cardigan Lane, Leeds
LS6 1DX

£440,000 Region



- Spacious elevated mid terrace
- Six bedrooms, each with en-suite
- Close to train station & shops
- Impressive lounge & dining kitchen
- Let until 30th June 2026
- Gross rent £36,816 p/a ex bills



GREAT INVESTMENT OPPORTUNITY - A WELL MAINTAINED AND PLANNED SIX BEDROOMED ELEVATED MID TERRACE WITH EACH BEDROOM HAVING AN EN-SUITE SHOWER ROOM W/C, SITUATED IN THIS VERY CONVENIENT AND SOUGHT-AFTER LOCATION, JUST A FEW MINUTES WALK TO BURLEY PARK TRAIN STATION AND SHOPS, WITH HEADINGLEY, THE UNIVERSITIES AND LEEDS CITY CENTRE ALL WITHIN EASY REACH.

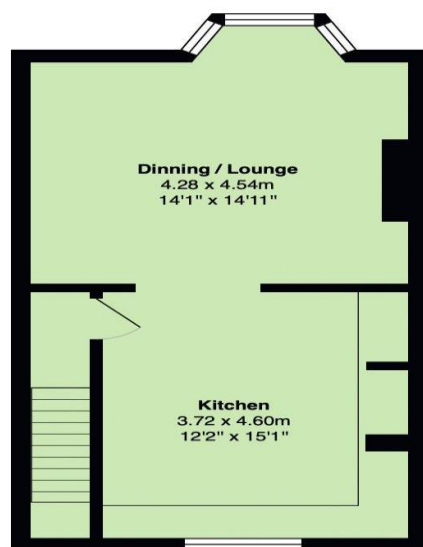
The property is currently let until 30th June 2026 with an attractive gross rent of £36,816 p/a excluding bills. The seller has a HMO Licence until 23rd July 2026. We understand there is no lettings management tie-in, allowing buyers to self manage or appoint their preferred agent.

The accommodation comprises an entrance hall, two bedrooms each with an en-suite shower room w/c on the ground floor, an impressive semi-open plan lounge and modern fitted dining kitchen on the lower ground floor, two bedrooms each with an en-suite shower room w/c on the first floor and two further bedrooms on the top floor, again, both with an en-suite shower room w/c.

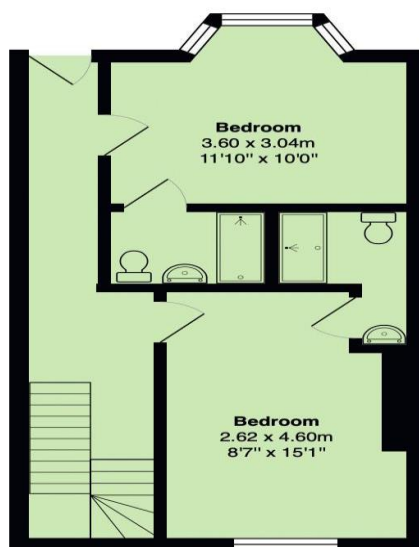
Outside, there is a small garden to the front and a yard to the rear. There is ample on street parking. Internal viewing strongly advised of this well run investment concern.



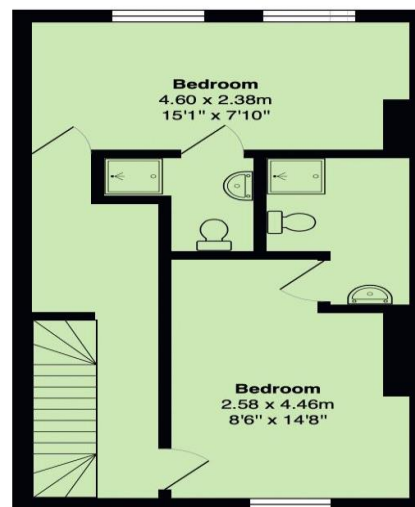




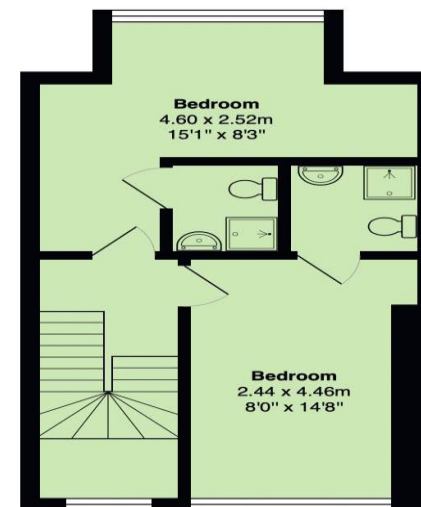
Basement



Ground Floor



1st Floor



2nd Floor

Total Area: 160.3 m² ... 1725 ft²

Tenure

Freehold

Council Tax Band

C

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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.

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk