

Castlehill

Estate & Letting Agents

147, Brudenell Road, Leeds
LS6 1LS

£425,000 Region



- Substantial period semi-detached
- Split into 5 flats
- 3 x studios 2 x 1 bed flats
- Prime letting location
- Gross rent £34,380 p/a inc gas & water
- Close to universities & city centre



A SUBSTANTIAL PERIOD SEMI-DETACHED PROPERTY SPLIT INTO FIVE SELF CONTAINED FLATS SITUATED IN THIS PRIME LETTING LOCATION, A FEW MINUTES WALK TO A NUMBER OF LOCAL SHOPS, CAFES, TRAIN STATION, THE HYDE PARK PICTURE HOUSE AND WITHIN EASY REACH OF HEADINGLEY, THE UNIVERSITIES AND LEEDS CITY CENTRE.

All the flats are currently let either on a rolling contract or until the end of September 2025, producing an annualised rent roll of £34,380 including gas and water bills.

There is only one gas and electric supply to the property but each flat has its own electric sub-meter.

The property is made up of three studio flats and two one bedroomed flats with an extensive basement offering excellent potential to create additional living accommodation, subject to relevant consents.

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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81-91	B		
69-80	C	73 C	78 C
55-68	D		
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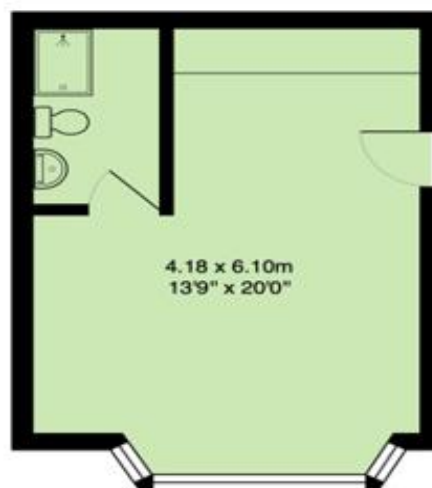
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Basement



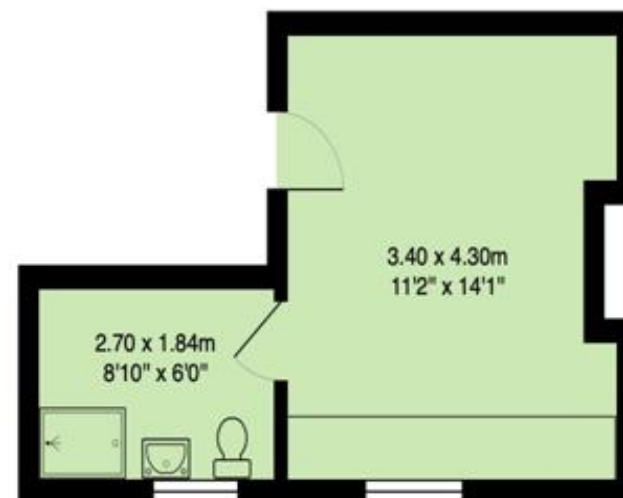
Total Area: 75.6 m² ... 814 ft²

Flat 2



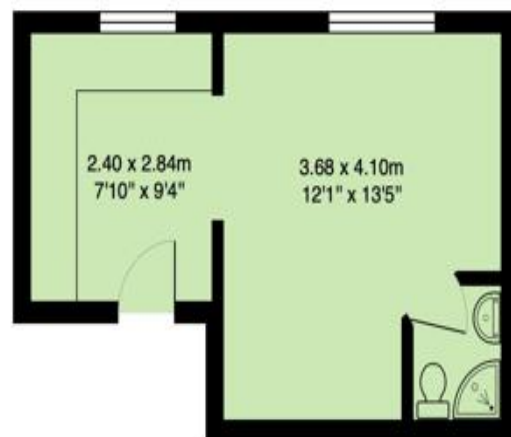
Total Area: 24.6 m² ... 265 ft²

Flat 3



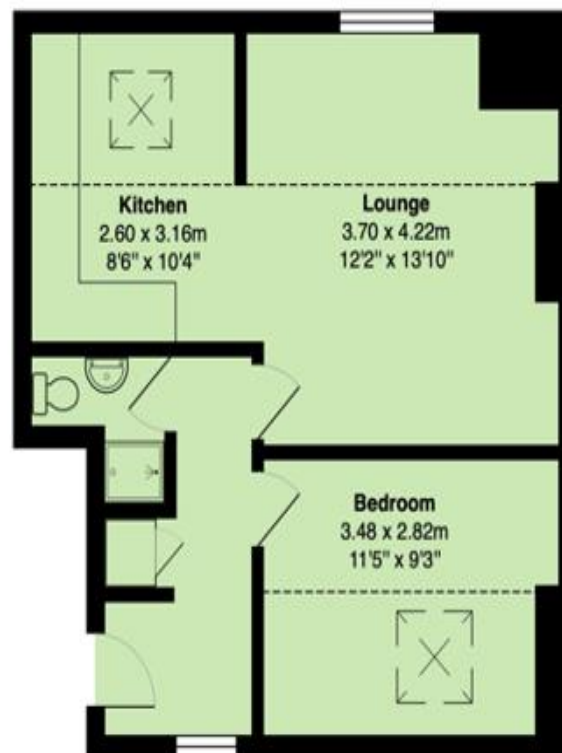
Total Area: 20.9 m² ... 225 ft²

Flat 4



Total Area: 22.4 m² ... 241 ft²

Flat 5



Total Area: 44.1 m² ... 474 ft²

Tenure Freehold

Council Tax Band A

Possession Subject to current tenancy

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.