

# Castlehill

Estate & Letting Agents

18 & 18a, Beechwood Mount, Leeds  
LS4 2NQ

£199,950 Region



- Two bed house & one bed studio Flat
- Close to train Station & Headingley
- Both let until Summer 2026
- House let at £15,121 p/a inc bills
- Flat let at £6,600 p/a ex bills
- Ideal Investment Opportunity





**A WELL PRESENTED TWO BEDROOMED HOUSE AND A LOWER GROUND FLOOR SELF-CONTAINED STUDIO FLAT, BOTH LET UNTIL SUMMER 2026, SITUATED IN THIS HIGHLY CONVENIENT LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, LOCAL SHOPS, THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.**

The house is currently let until 30th June 2026 @ £15,121 p/a including bills

The flat is currently let until 31st July 2026 @ £6,600 p/a excluding bills

The house comprises an attractive open plan living kitchen with feature brick wall and wood laminate flooring, A double bedroom and spacious bathroom w/c on the first floor and a second double bedroom with feature brick wall on the top floor.

The lower ground floor self-contained studio flat comprises an open plan kitchen/lounge/bedroom and a shower room w/c off.

Externally, there is a low maintenance garden to the front and ample on street parking.

The sale is subject to the successful buyer retaining the current lettings management agent, Leeds Rentals until otherwise agreed.

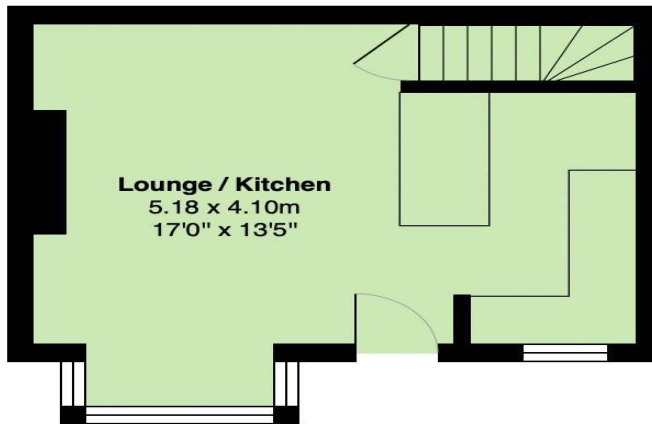








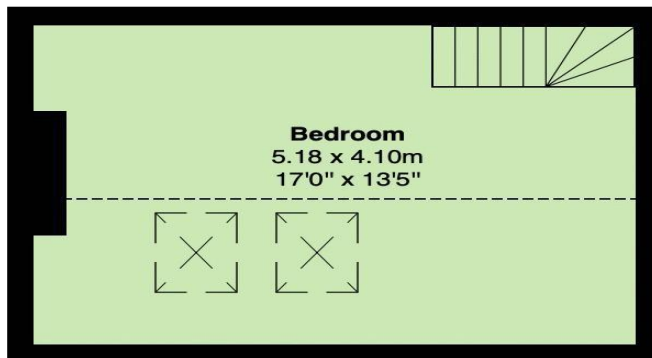




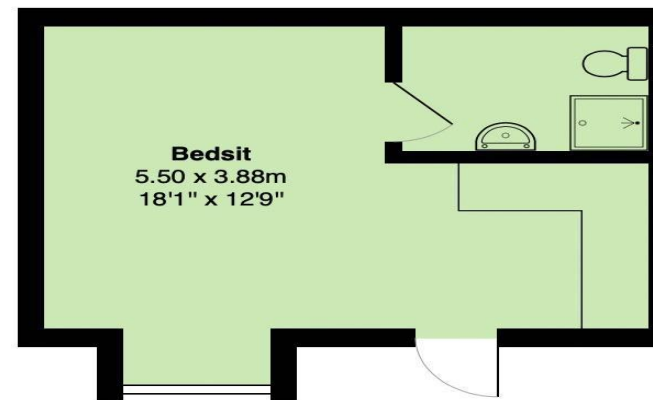
**Ground Floor**



**1st Floor**



**Second Floor**



**Basement**

Total Area: 89.7 m<sup>2</sup> ... 966 ft<sup>2</sup>

18 Beechwood EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

18a Beechwood

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

**TENURE** Freehold.

**Council Tax Band** A

**POSSESSION** Subject to the existing tenancy agreements.

#### 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.

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.