



£345,000 Region



- Well maintained mid terrace investment
- Five double bedrooms with fitted furniture
- Close to train station & Headingley
- Let until 30th June 2027
- Gross rent £29,120 p/a ex bills
- Lawful use C4 certificate



NOW BEEN RE-LET FOR 2026-2027 AT £29,120 P/A EXCLUDING BILLS! A WELL PRESENTED AND MAINTAINED FIVE BEDROOMED INVESTMENT PROPERTY LET UNIL 30TH JUNE 2026 AT £28,600 P/A EXCLUDING BILLS, VERY CONVENIENTLY SITUATED CLOSE TO LOCAL SHOPS, TRAIN STATION, THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY BUT ALSO WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

The spacious and well planned accommodation has a good range of built-in furniture to the generous and evenly sized double bedrooms, briefly comprising an entrance hall, a bedroom, a lounge with a wall mounted flat screen tv and a utility area leading to a shower room w/c; downstairs, there is a modern fitted kitchen, two first floor bedrooms and a shower room w/c and two further bedrooms on the top floor.

The property is currently let until 30th June 2026 at £28,600 p/a excluding bills and re-let from 1st July 2026 to 30th June 2027 at £29,120 p/a excluding bills.

Externally, there is a small garden frontage, a yard to the rear and ample on street parking. The property has the benefit of lawful use C4 (HMO) certificate and the seller has a HMO Licence until 16th July 2027. The sale is not subject to any lettings management tie-in, so the successful buyer is free to self manage or appoint their preferred agent.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Tenure Freehold
Council Tax Band B
Possession Sold subject to existing tenancies

Point to Note: Photographs taken before the current 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

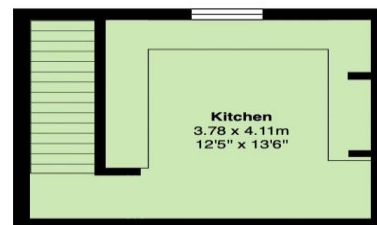
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Management Clause

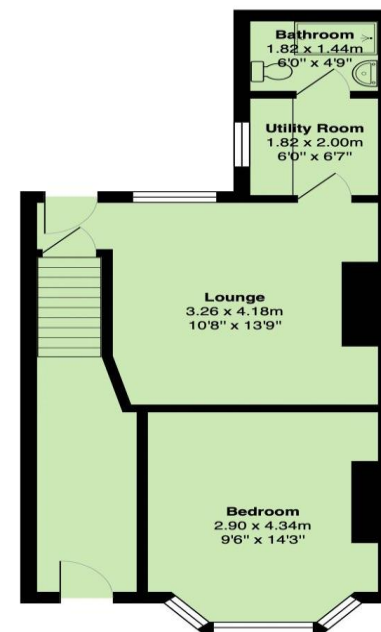
If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

Houses in Multiple Occupation (HMO)

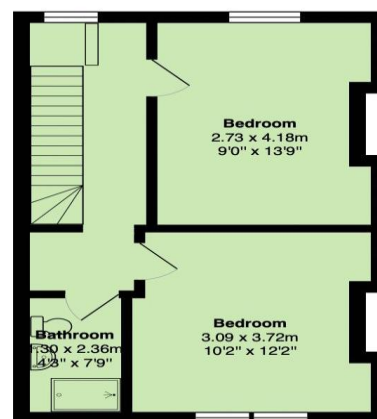
This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](https://www.leeds.gov.uk/city-council) website for more information.



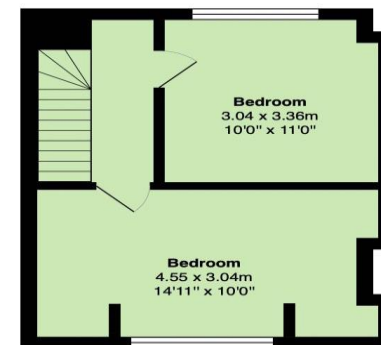
Basement



Ground Floor



1st Floor



2nd Floor

Total Area: 135.1 m² ... 1455 ft²

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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