

Castlehill

Estate & Letting Agents

10, Manor Drive, Leeds
LS6 1DE



£450,000 Region



- Spacious well presented terrace
- Seven bedrooms with built-in furniture
- Close to Headingley and the universities
- Let until 30th June 2026
- Gross rent £40,040 p/a ex bills
- Lawful sui generis HMO use



A WELL PRESENTED AND MAINTAINED SEVEN BEDROOMED INVESTMENT PROPERTY LET UNIL 30TH JUNE 2026 AT £40,040 P/A EXCLUDING BILLS, VERY CONVENIENTLY SITUATED CLOSE TO THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY BUT ALSO WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

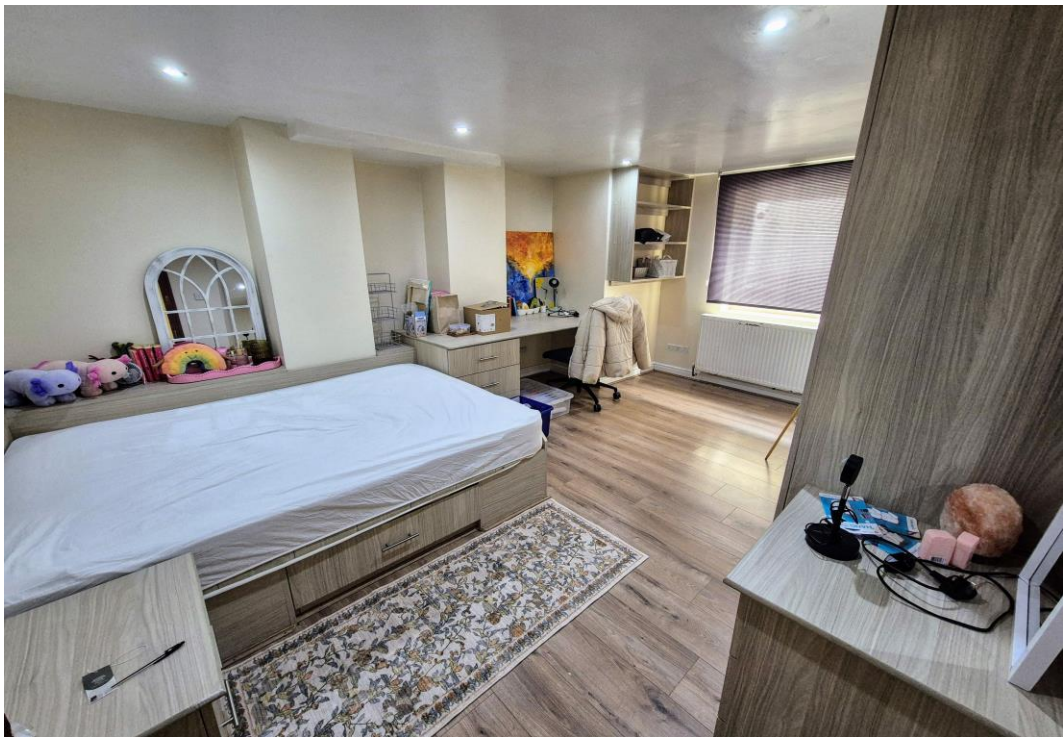
The spacious and well planned accommodation has a good range of built-in furniture to the bedrooms, briefly comprising an entrance hall, a bedroom, a lounge with a wall mounted flat screen tv and a modern fitted kitchen on the ground floor, two bedrooms, a utility area and a shower room w/c on the lower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

Externally, there is a small frontage, a yard to the rear and ample on street parking.

The property has the benefit of lawful use sui generis (HMO) certificate and the seller has a HMO Licence until 10th March 2028.

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.

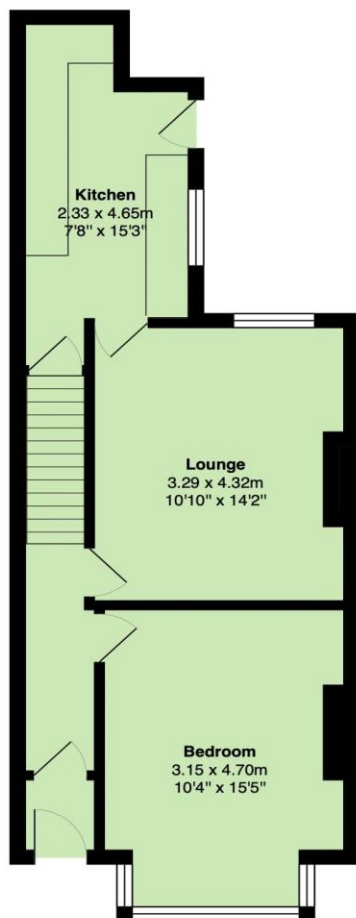




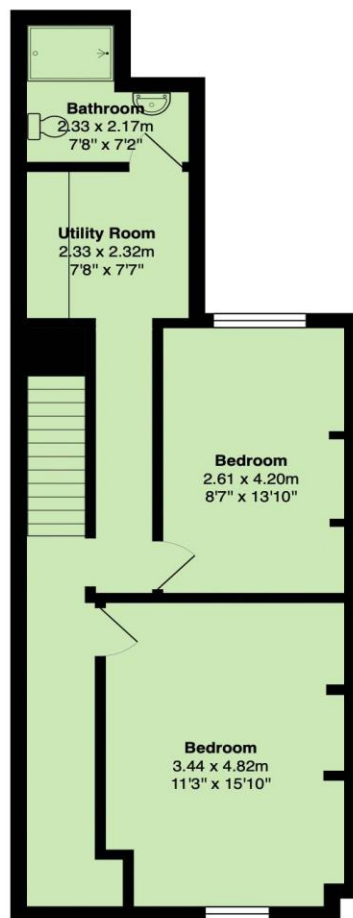




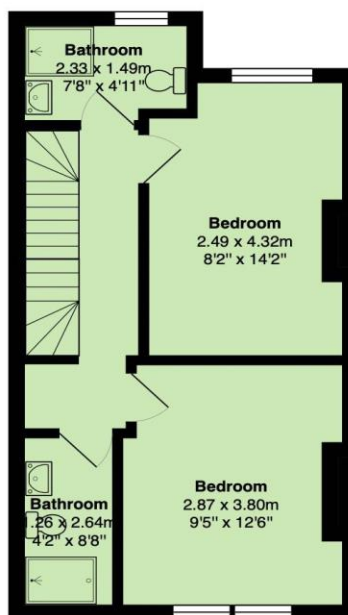
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



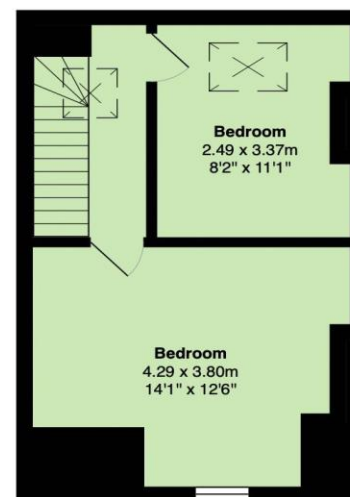
Ground Floor



Basement



1st Floor



2nd Floor

Total Area: 170.9 m² ... 1839 ft²

Possession Sold subject to existing tenancies

Council Tax Band B

Tenure Freehold

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](https://www.leeds.gov.uk/) 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.