



£365,000 Region



- Very spacious end terrace
- Seven bedrooms
- Very close to shops and train station
- Would benefit from cosmetic improvement
- No chain, great investment opportunity
- Rent potential in excess of £36,000 p/a





**A DECEPTIVELY SPACIOUS SEVEN BEDROOMED END TERRACE, PROVIDING WELL PLANNED ACCOMMODATION, SITUATED IN THIS HIGHLY CONVENIENT LEAFY LOCATION, A FEW MINUTES WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, THE CRICKET & RUGBY GROUNDS AND THE EXTENSIVE SHOPS, BARS AND RESTAURANTS IN HEADINGLEY. ALSO WITHIN EASY REACH OF THE VARIOUS UNIVERSITY SITES AND LEEDS CITY CENTRE.**

Offered with no chain and immediate vacant possession, the property has been successfully let for many years as a seven bedroomed HMO, but would now benefit from some cosmetic improvements with rent potential of well over £36,000 p/a. The property may also suit private buyers wanting to create a stylish family home.

The accommodation comprises a fantastic large lounge, open plan to a modern fitted dining kitchen, bedroom and rear hall with utility area. There is a useful extensive basement accessed from the kitchen. Upstairs, there are three bedrooms and a bathroom w/c with a separate shower enclosure and three more bedrooms on the top floor with a shower room w/c. To the front, there is a sunny aspect front garden with lawn and a yard to the rear. The seller has a HMO Licence until 22nd October 2027.

Internal viewing essential to appreciate the full potential.









Total Area: 209.7 m<sup>2</sup> ... 2257 ft<sup>2</sup>

**Tenure** Freehold  
**Council Tax Band** C  
**Possession** Sold subject to vacant possession

#### 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.

#### 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](http://www.leeds.gov.uk/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 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.

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