

Castlehill

Estate & Letting Agents

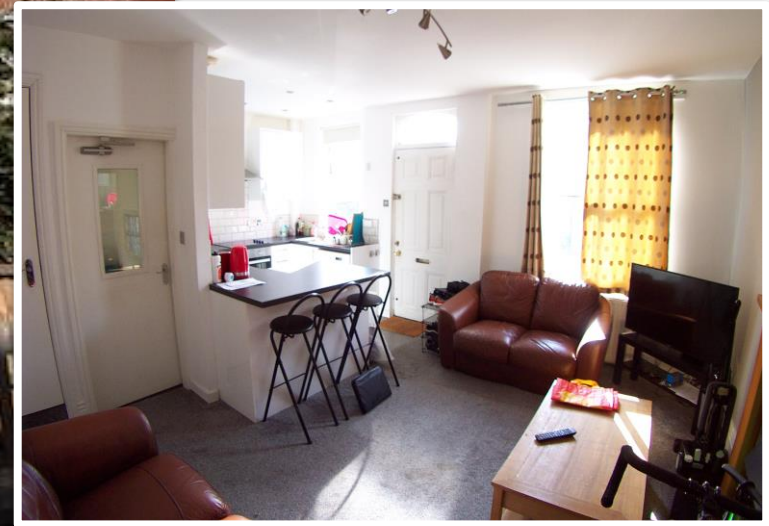
11 Granby Terrace., Leeds
LS6 3BB



£249,950 Region



- 3X En Suite Bedroomed Back to Back
- Impressive Annualised Rent of £19,890
- Sought-After Central Headingley Location
- Very Well Presented
- Good Quality Investment with C4 Approval !
- Being Sold As an On-Going Concern



A WELL PRESENTED & VERY SPACIOUS THREE BEDROOMED BACK TO BACK EACH WITH THEIR OWN EN SUITE FACILITIES, SITUATED IN THIS HIGHLY CONVENIENT LETTING LOCATION, ONLY A COUPLE OF MINUTES WALK TO HEADINGLEY'S LOCAL SHOPS/BARS & RESTAURANTS AND WITHIN EASY REACH OF BOTH THE MAIN UNIVERSITY & BECKETTS PARK CAMPUSES!

The impressive investment property benefits from having a Certificate of Existing Lawful Use, demonstrating a long HMO letting history which is let from 6th July 2025 to 5th July 2026, generating an attractive annualised rental income of £19,890 excluding bills. An 8% yield based at the asking price & being sold as on on-going concern with immediate income on completion.

The well planned accommodation which spreads over four floors comprises an open plan lounge and modern fitted kitchen, a good sized lower ground floor bedroom and a separate shower room w/c, a first floor double bedroom and an ensuite spacious shower room & wc and a further double bedroom and separate bathroom & wc on the top floor. The sale is subject to the successful purchaser retaining the current lettings management agent.

Externally, there is a small low maintenance front garden to the front. There is ample on street parking and 'residents permits' from the council are required. This must be a popular choice for any discerning investor, with the attractive ensuite facilities and strong letting location.





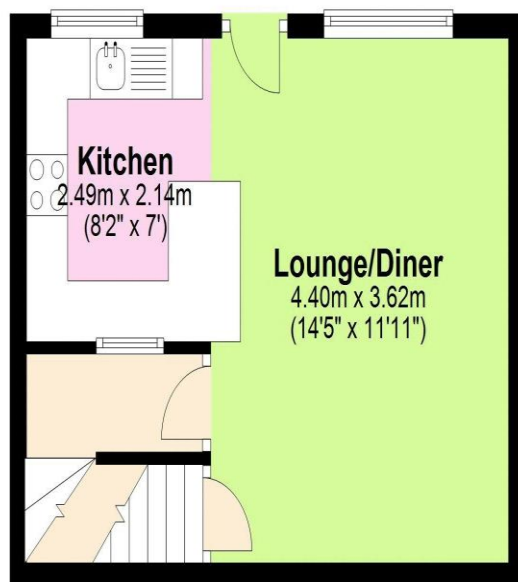
Lower Ground Floor

Approx. 20.0 sq. metres (215.5 sq. feet)



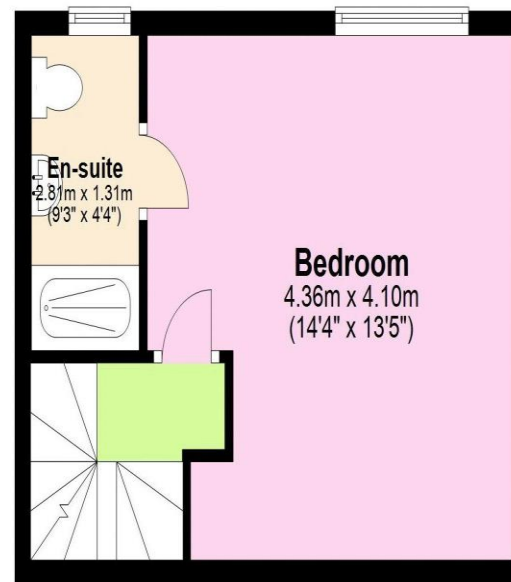
Ground Floor

Approx. 25.6 sq. metres (275.2 sq. feet)



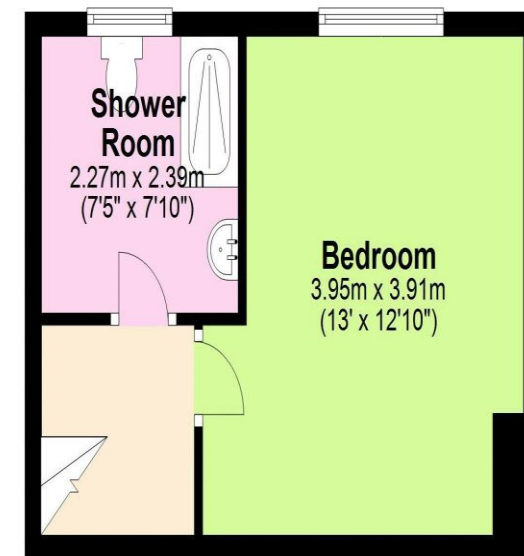
First Floor

Approx. 25.3 sq. metres (272.9 sq. feet)



Attic

Approx. 23.7 sq. metres (255.2 sq. feet)



Total area: approx. 94.6 sq. metres (1018.7 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure:	Freehold	Possession	Sold subject to existing tenancies	Council Tax Band	B
Point to note:	Internal photographs taken pre tenancy				
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.				
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.				
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.				

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	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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