

Castlehill

Estate & Letting Agents

16 Thornville Street, Leeds
LS6 1RP



£235,000 Region



- Spacious double fronted end terrace
- Four double bedrooms/two shower room w/c's
- Popular Hyde Park location
- Close to universities & Leeds city centre
- No chain & vacant possession
- Rent potential of over £20,000 p/a



A SPACIOUS FOUR BEDROOMED DOUBLE FRONTED END BACK TO BACK, SITUATED IN THIS POPULAR AND CONVENIENT LOCATION, CLOSE TO LOCAL SHOPS, TRAIN STATION AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

Offered with no chain and immediate vacant possession, ideal for purchase as an investment property, the well proportioned property comprises of a small entrance hall, a lounge, s modern fitted dining kitchen, a basement, two double bedrooms and two shower room w/c's on the first floor and two further double bedrooms on the top floor, both with dormer windows.

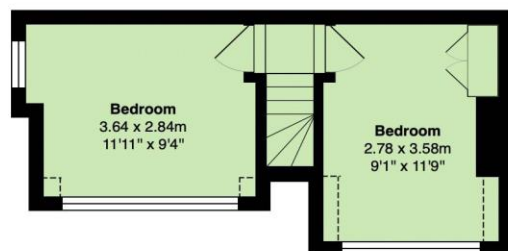
Externally, the property is street lined with ample on street parking.

The property would benefit from some minor decorative improvement, but offers excellent potential to generate rent in excess of £20,000 p/a. The property is currently being marketed to let for 2026/27 by Stonehouse Properties, so if we are advised that the property is let during the marketing, our sales details will be updated to reflect this. At which point, the sale would be subject to a buyer retaining the management services of Stonehouse Properties, until at least the remainder of the agreed tenancy.

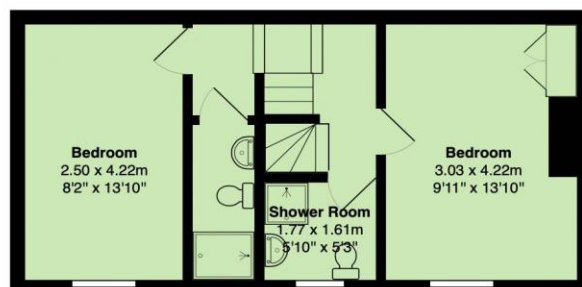




16, Thornville Street, Hyde Park, LS6 1RP

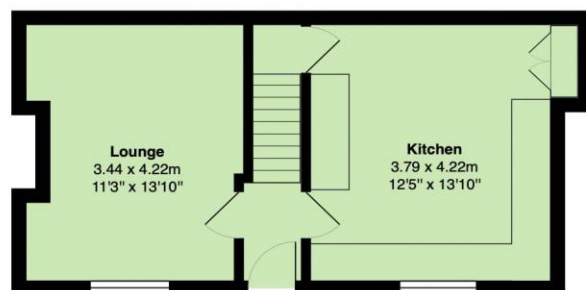


Second Floor

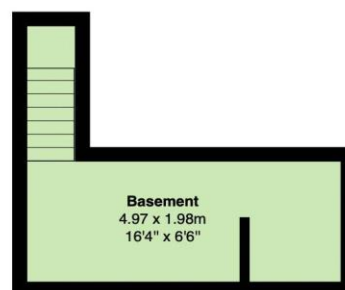


Shower Room
0.98 x 2.56m
3'3" x 8'5"

First Floor



Ground Floor



Lower Ground Floor

Total Area: 104.8 m² ... 1128 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Tenure	Freehold	Council Tax Band	B	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 website for more information.				

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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