

Castlehill

Estate & Letting Agents

2 Ashwood Villas, Leeds
LS6 2EJ

£850,000 Region



- Attractive detached stone property
- Split into 5 flats
- 16 bedrooms in total
- Close to Hyde Park, the universities & city centre
- Let until 30th June 2026
- Gross rent c.£82,464 p/a



A SUBSTANTIAL AND IMPRESSIVE STONE DETACHED FREEHOLD PROPERTY SPLIT INTO FIVE SELF CONTAINED FLATS, SITUATED IN THIS LEAFY LOCATION IN ONE OF NORTH LEEDS CONSERVATION AREAS, ON A COBBLED STREET, A SHORT WALK TO LOCAL SHOPS, BARS, CAFES AND THE LOVELY OPEN SPACES OF HYDE PARK, WITH LEEDS CITY CENTRE AND UNIVERSITIES JUST BEYOND. The property is split into 3 x 4 bedroomed flats and 2 x 2 bedrooms flats, all let until 30th June 2026.

The current annualised rent is £82,464 including tenants' contents insurance and cleaning (circa £75,000 net rent).

Current rent and bedroom configurations below:

Flat Number	No. of bedrooms	Rental Income	Council Tax
F1 2AV	4 bed	£1,216 pcm	C
F2 2AV	2 bed	£952 pcm	B
F3 2AV	4 bed	£1,772 pcm	A
F 4 2AV	2 bed	£1,168 pcm	C
F1a CR	4 bed	£1,764 pcm	A

Externally, there is a terrace and a good sized garden to the front and some off street and on street parking available on Cumberland Road to the rear. The sale is subject to the successful buyer retaining the current lettings management agent, Oasis Properties for at least the remainder of the agreed tenancies.

We understand Oasis Properties are currently marketing the flats to re-let, so the sale may be subject to new tenancies during the sale process. Viewings are strictly by appointment and prospective buyers should submit evidence of funding prior to arranging a viewing.





FLAT 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLAT 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLAT 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLATS 4 & 5

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLAT 1A Cumberland Road (Basement)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

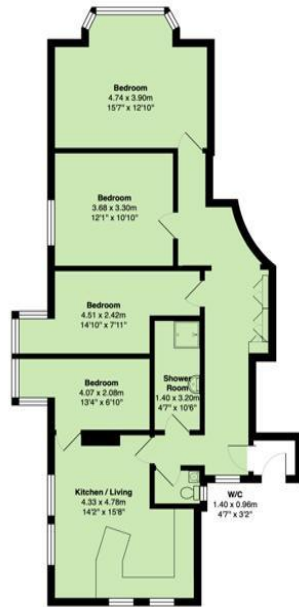
Flats 1, 2 and basement flat accessed from the rear on Cumberland Road

Flat 1 is accessed from rear and on ground floor.

Flat 2 is accessed from rear and on ground floor.

Flat 3 is accessed from front and the first floor.

Flat 1, 2, Ashwood Villas, Headingley, LS6 2EJ



Total Area: 93.2 m² ... 1003 ft²

Flat 2, 2, Ashwood Villas, Headingley, LS6 2EJ



Total Area: 65.4 m² ... 704 ft²



Total Area: 83.8 m² ... 902 ft²



Tenure

Freehold

Possession

Sold subject to existing 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.

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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