

Castlehill

Estate & Letting Agents

13 Brookfield Road, Leeds
LS6 4EJ



£575,000 Region



- Substantial period terrace
- Characterful very spacious accommodation
- Split into 5 self-contained flats
- Further improvement required
- Lovely garden in leafy sought-after location
- Close to amenities in Headingley & Meanwood



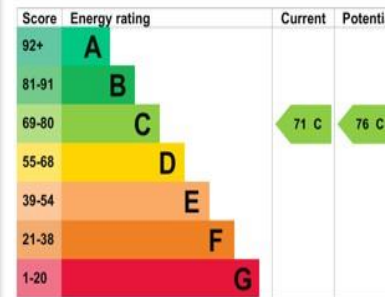
A SUBSTANTIAL AND CHARACTERFUL PERIOD TERRACE CURRENTLY SPLIT INTO FIVE SELF-CONTAINED FLATS, SITUATED IN THIS SOUGHT-AFTER LEAFY LOCATION, IN ONE OF NORTH LEEDS CONSERVATION AREAS, ON THE DOORSTEP OF THE MEANWOOD VALLEY TRAIL FOOTPATH AND MIDWAY BETWEEN THE EXTENSIVE AMENITIES, SHOPS BARS, AND RESTAURANTS IN HEADINGLEY & MEANWOOD, WITH EASY ACCESS INTO LEEDS CITY CENTRE.

Three of the flats are vacant with one flat let on a rolling contract at £795 pcm and another let until May 2026 at £800pcm. The property now offers buyers the opportunity to further upgrade and improve, possibly with layout alterations or alternatively, there is potential to turn the property back to a private dwelling. The accommodation currently comprises an entrance hall accessed via Brookfield Road, but this is in fact the rear of the property, which leads to two x one bedroomed ground floor flats, a two bedroomed flat on the first floor, a two bedroomed flat on the second floor and a further one bedroomed loft style flat on the top floor with a balcony enjoying lovely leafy views. Planning permission has also been previously obtained in 2005 to extend and alter the accommodation into the basement so that one of the one bedroomed flats becomes two bedrooms. Outside, there is a rear yard (entrance from Brookfield Road) and a good sized garden to the front, bordered by mature hedging, enjoying direct access onto the Meanwood valley footpath and Meanwood Beck. Internal viewing is essential to fully appreciate the size and scope for improvement, either as a continued investment or conversion back to a very spacious and characterful period home with a garden.





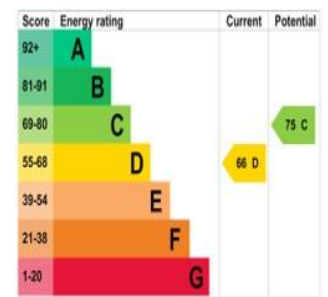
FLAT 1



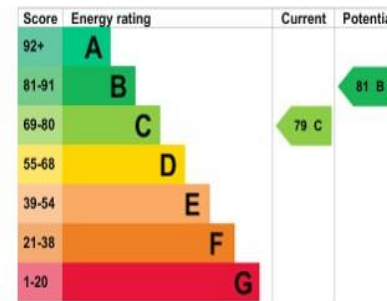
FLAT 2



FLAT 3



FLAT 4



FLAT 5



Tenure
Council Tax Band
Possession

Freehold
A
Currently 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/) website for more information.

13, Brookfield Road, Headingley, LS6 4EJ



Total Area: 323.6 m² ... 3483 ft²

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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