



£470,000 Region



- Impressive spacious terrace
- Seven/eight bedrooms
- Close to universities & city centre
- Let from 1st July 26 until 30th June 27
- Gross rent £41,975 ex bills
- Lawful use certificate





**LET TO SEVEN FROM 1ST JULY 2026 UNTIL 30th JUNE 2027 @ £41,975 P/A EXCLUDING BILLS! A LARGE SEVEN/EIGHT BEDROOMED INVESTMENT PROPERTY SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.**

The property is currently vacant giving buyers the opportunity to carry out any upgrades they may wish to undertake before the start of the new tenancy agreement. It is then let to 7 people from the 1st July 2026 until 30th June 2027 at £41,975 excluding bills.

The property has a Sui Generis lawful use certificate as a 7 bedroomed HMO. The seller has a HMO Licence for 8 people until 18th September 2030, so it may be possible to increase future letting to 8 people, subject to further lawful use consent.

There is also no lettings management tie-in, allowing buyers to self manage or appoint their preferred agent.







42, Delph Lane, Woodhouse, LS6 2HQ



Total Area: 213.9 m<sup>2</sup> ... 2303 ft<sup>2</sup>

<b>Tenure</b>	Freehold	<b>Council Tax Band</b>	C	<b>Possession</b>	Currently sold subject to vacant possession
<b>Point to note:</b>	Point to note - Following the recent introduction of the Rent Reform Act, unless further changes are made, from the 1st May 2026, the above tenancy will automatically transfer from assured shorthold tenancy agreements to periodic tenancy agreements, therefore the tenancy termination date will no longer apply				
<b>Offer procedure</b>	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.				
<b>Viewings</b>	All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.				
<b>Appliances/Services</b>	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.				
<b>Houses in Multiple Occupation (HMO)</b>	This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the <a href="#">Leeds City Council</a> website for more information.				

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 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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