

Castlehill

Estate & Letting Agents

41 Headingley Avenue, Leeds
LS6 3ER

£335,000 Region



- Well maintained terrace
- 6 bedrooms, 3 bath/shower rooms
- Central Headingley location
- Close to extensive amenities
- Let until 30th June 2026
- Great potential



A WELL MAINTAINED SIX BEDROOMED MID TERRACE WITH THREE BATH/SHOWER ROOM W/C'S, SITUATED IN CENTRAL HEADINGLEY, JUST A FEW MINUTES WALK TO THE CRICKET GROUND, THE EXTENSIVE SHOPS, BARS AND RESTARAUNTS IN HEADINGLEY AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE VARIOUS UNIVERSITY CAMPUS'.

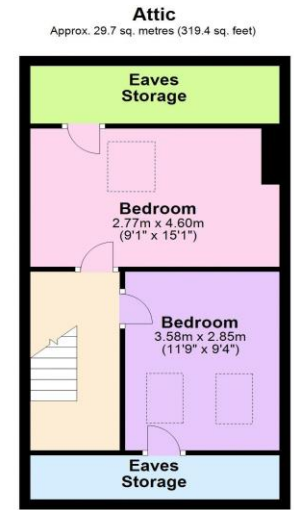
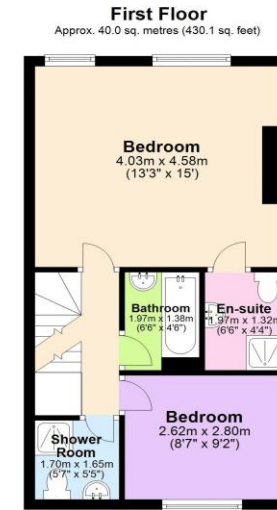
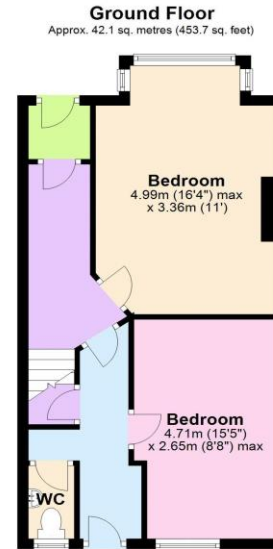
The property is currently let to four people until 30th June 2026 at £20,832 p/a excluding bills and is being marketed to re-let from 1st July 2026. If re-let during the sales process, we will update our details when we have the relevant information, whereupon the sale maybe subject to a buyer retaining the lettings managing agent. The seller has a HMO Licence until 16th July 2027 and the property has certificate for lawful C4 (HMO) use. With income potential of over £31,000 p/a, this must represent a great opportunity for investment, parents buying for son or daughter at university or even private occupation, subject to vacant possession negotiations.

The accommodation comprises an entrance hall, two bedrooms and a separate w/c on the ground floor, a lounge open plan to a modern fitted dining kitchen on the ground floor, two bedrooms on the first floor, one with an en-suite shower room w/c, a further shower room w/c and another bathroom. On the top floor, there are two further bedrooms.

Outside, there is a neat front garden, a yard to the rear and ample on street parking to the front.



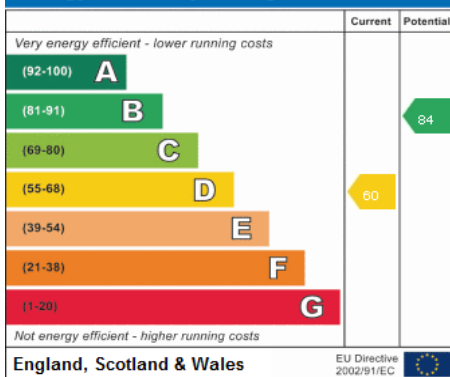




Total area: approx. 152.6 sq. metres (1642.3 sq. feet)

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

Energy Efficiency Rating



Tenure

Freehold

Council Tax Band

C

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/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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