

castlehill

Estate Agents

189 Kirkstall Lane Leeds
LS6 3EJ

£350,000 Region



- Substantial Six Bed Terrace
- Central Headingley
- Let until 30th June 2021
- Gross Rent £27,766 p/a inc bills
- Excellent Further Potential
- Great Investment Opportunity



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk



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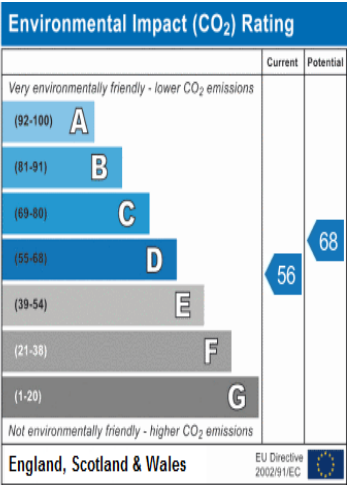
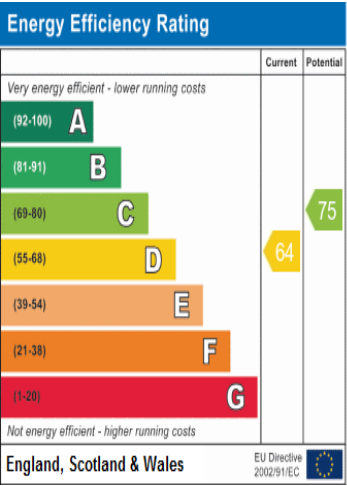
A SUBSTANTIAL WELL MANAGED AND PRESENTED SIX BEDROOMED TERRACE ALMOST OPPOSITE HEADINGLEY CRICKET STADIUM, VERY CONVENIENTLY SITUATED CLOSE TO EXTENSIVE AMENITIES AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE VARIOUS UNIVERSITY CAMPUS'.

Currently let to five occupants until 30th June 2021, with a gross rental income of £27,766 p/a including bills, there must be significant scope to uplift rents by letting to six in future years possibly by adjusting the layout to create more evenly sized bedrooms, plus there is excellent potential to develop the extensive basement subject to necessary consents.

The spacious accommodation comprises a large lounge, modern fitted kitchen and double bedroom on the ground floor, a large basement, two double bedrooms, a small room and a bathroom w/c on the first floor and two further double bedrooms, a smaller bedroom and shower room w/c on the top floor. Externally there is a garden to the front and a yard to the rear offering off street parking potential for a number of vehicles. The current owners have a HMO Licence until 2nd July 2022.

Internal viewing recommended to appreciate this spacious investment property with fantastic further potential.





LOCATION

Travelling from Headingley on North Lane, through the traffic lights onto Kirkstall Lane, the property is about half way down on the right hand side.

Council Tax Band D

TENURE Freehold

POSSESSION Subject to the existing tenancy agreement with vacant possession 30th June 2021.

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

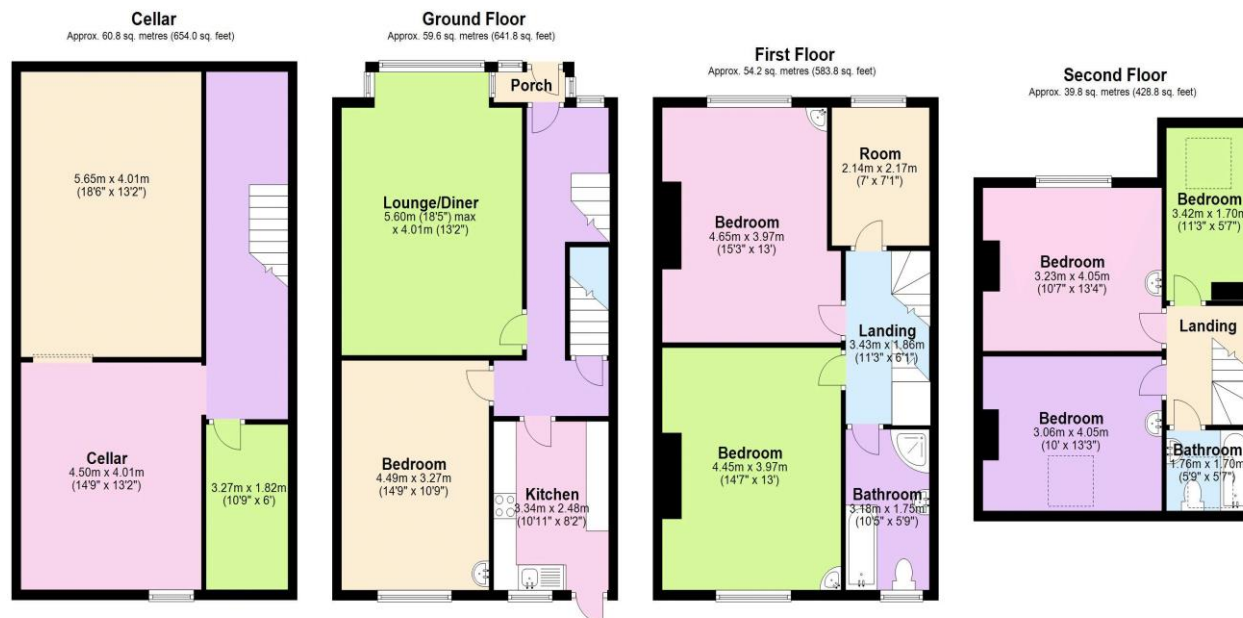
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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)

HMO's are subject to C4 or Sui Generis planning class use. Buyers are advised to consult Leeds City Council for HMO advice & guidelines. Along with the other Licensing requirements, recent changes include minimum bedroom and communal room sizes, dependent on the number of bedrooms. We understand rooms not meeting these minimum sizes pro-rata to the number of bedrooms, could lead to HMO Licences not being renewed.



Total area: approx. 214.4 sq. metres (2308.3 sq. feet)

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

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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