

# Castlehill

Estate & Letting Agents

136, Otley Road, Leeds  
LS16 5JX



£650,000 Region



- Substantial period semi-detached property
- Lots of original charm and character
- Potential for 6 bedrooms, plus self-contained flat
- Great opportunity to improve & restore
- Lovely generous gardens
- Prime Far Headingley location



**A RARE AND EXCITING OPPORTUNITY TO ACQUIRE A SUBSTANTIAL PERIOD SEMI-DETACHED PROPERTY, WE UNDERSTAND THE LAST REMAINING PROPERTY AS A SINGLE DWELLING ON THE ROW OF NEIGHBOURING PROPERTIES, NOW IN NEED OF GENERAL UPGRADING AND MODERNISATION, IDEAL FOR PRIVATE/FAMILY BUYERS TO RESTORE OR POSSIBLY DEVELOPERS LOOKING TO CONVERT INTO HIGH END APARTMENTS.**

Retaining much of its original features and character, set in the leafy Far Headingley conservation area, this very generously proportioned property has space and potential in abundance, offering flexible accommodation to suit a variety of needs and wonderful gardens to the front and back, with potential to create more off street parking or perhaps a garage to the rear, subject to relevant consents.

This amazing property comprises an entrance hall, a stunning spacious lounge overlooking the front garden, a dining room overlooking the rear garden, a kitchen, a shower room and a separate w/c to the ground floor. There must be potential to remove the shower room and combine this space with the kitchen creating a good sized dining kitchen. The stairs to the garden floor are still in place and although currently access is boarded up, this could easily be reinstated. Upstairs, there are three very generous double bedrooms, a bathroom and a separate w/c with another three potential bedrooms on the top floor with storage, eaves space and a good sized landing. There are some significant cracks to the bay window of the top floor front bedroom which buyers should be aware of.

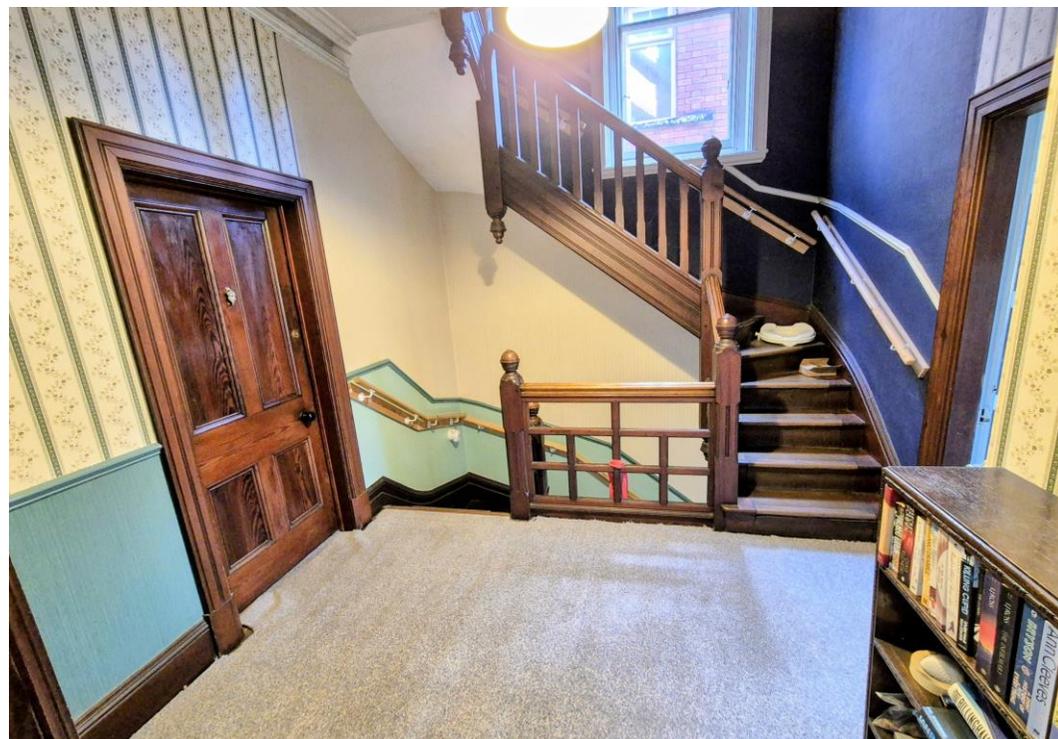
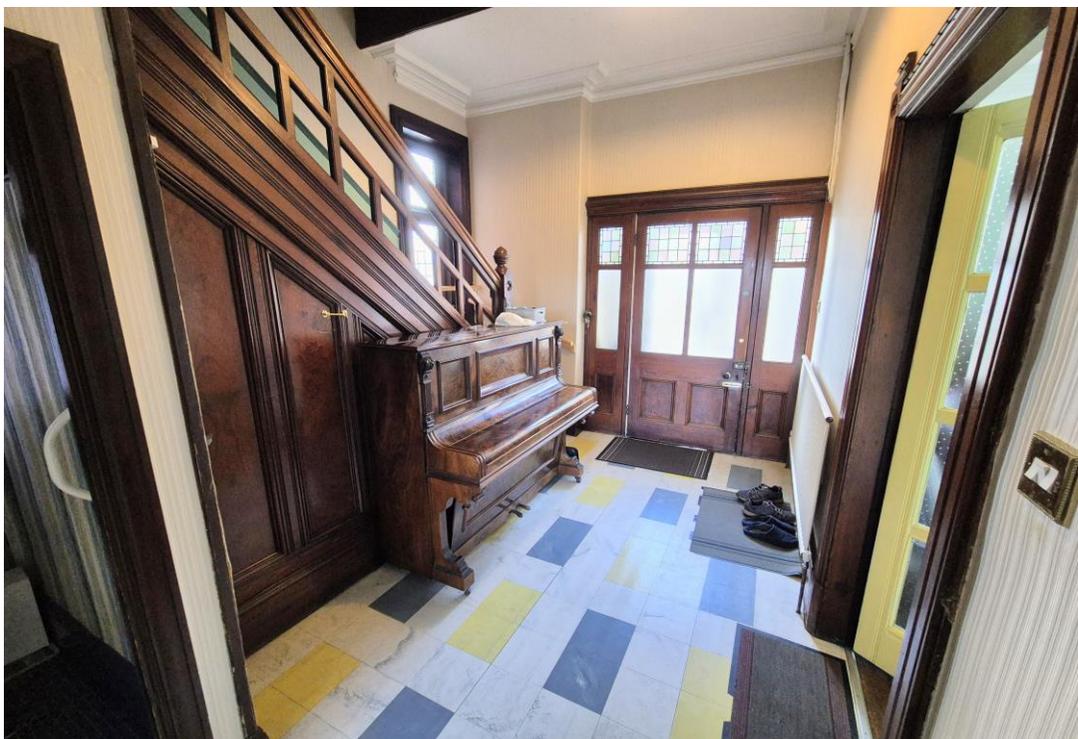
The garden floor accommodation is currently accessed from the rear and is in need of particular improvement, but has the potential to be a self-contained flat if required, with a lounge, kitchen, bedroom and shower room w/c evident as previous use. There is also substantial further 'cellar' space to the rear of this accommodation, accessed from the side of the property, which could allow the garden floor to be extended significantly, subject to relevant consents.



Outside, there are lovely lawned gardens to the front with mature trees and planting, a path to the side of the property and a good sized lawned garden with planted borders to the rear and an off street parking space. There must be good potential to extend the off street parking or erect a garage, subject to relevant consents. This vehicular access is via Hollin Mount to the rear. Most of the neighbouring properties have been converted into flats, so there must also be a great scope for developers to do the same and create stylish, high end apartments, subject to relevant consents. We understand there is one gas supply to the property, but two electrical supplies.

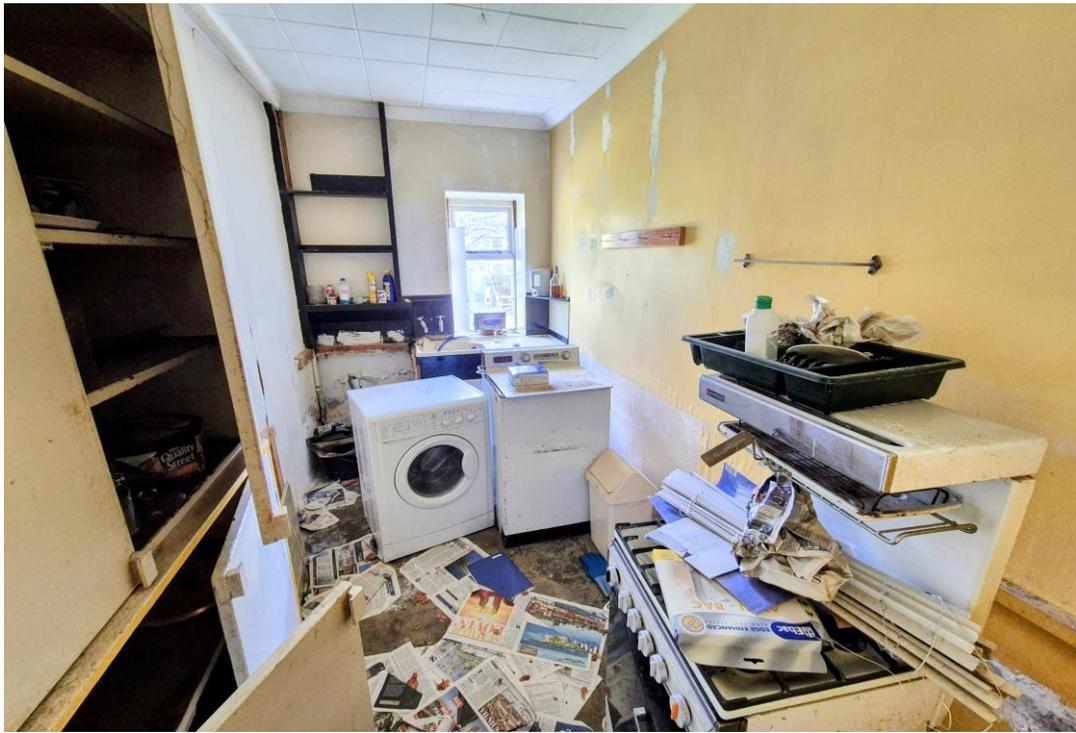
The property is very conveniently located on the doorstep of local schools, the Village Hotel and leisure facilities, St Chad's church, various shops, bars and cafes and with easy access into Headingley with its extensive amenities and into Leeds city centre.

**INTERNAL VIEWING IS ABSOLUTELY ESSENTIAL TO FULLY APPRECIATE THIS WONDERFUL HOME WITH SIGNIFICANT POTENTIAL AND OPPORTUNITY TO IMPROVE AND RESTORE TO ITS FORMER GLORY, BE THAT AS A FAMILY HOME OR CONVERTED INTO LUXURY APARTMENTS.**











**Tenure** Freehold

**Council Tax Band** F

**Possession** Sold subject to vacant possession

#### **Offer procedure**

If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend a mortgage broker along with other property professionals.

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

#### **House in Multiple Occupation (HMO)**

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](#) website for more information.

#### **Rent Reform Act**

The Rent Reform Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

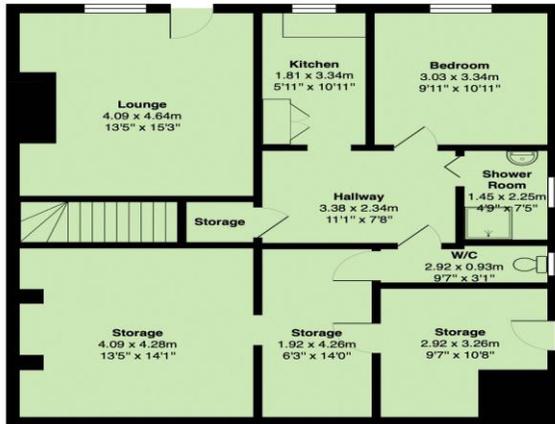
#### **Disclaimer**

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice.

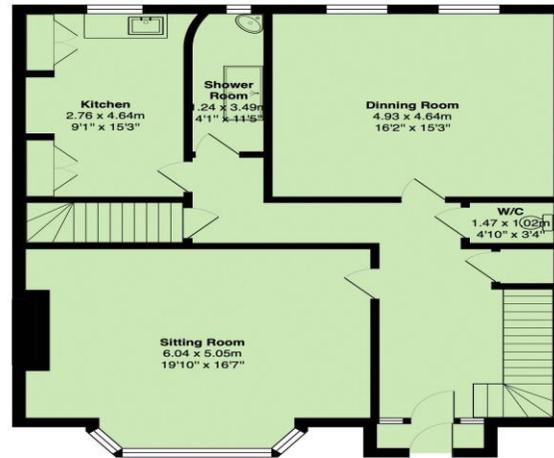
None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain.

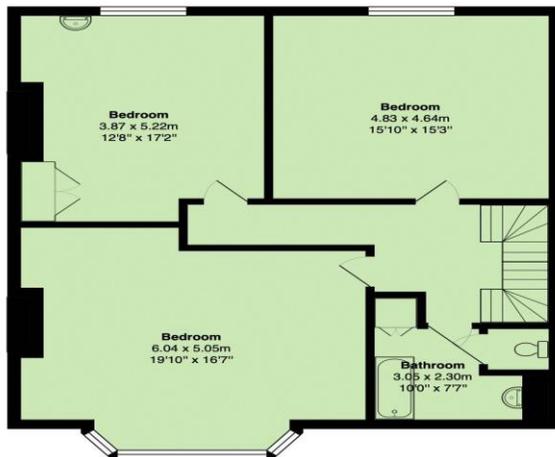
These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property



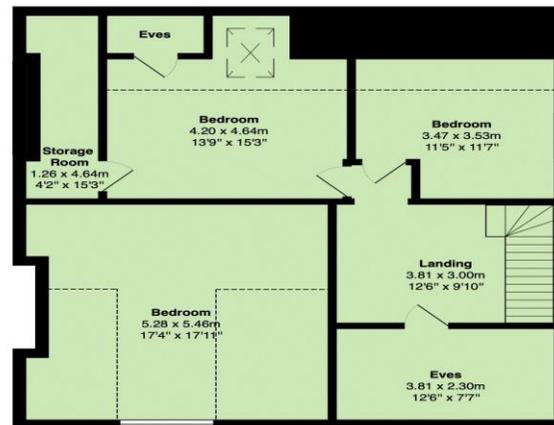
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 380.1 m² ... 4092 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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