

Castlehill

Estate & Letting Agents

21 Hartley Avenue, Leeds
LS6 2LW

£350,000 Region



- Spacious period HMO mid terrace
- Seven bedrooms
- Popular & convenient letting location
- Currently let until 30th June 2026
- Gross rent £40,040 p/a ex bills
- Lawful HMO use



A SPACIOUS SEVEN BEDROOMED HMO TERRACE SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE, THE LOVELY OPEN SPACES OF HYDE PARK AND THE MEANWOOD VALLEY TRAIL, A LEAFY FOOTPATH LINKING UP HEADINGLEY, MEANWOOD ALL THE WAY TO GOLDEN ACRE PARK.

The property is currently let until 30th June 2026 at £40,040 p/a excluding bills and the seller has a HMO Licence until 17th March 2027. There is also lawful Sui Generis use as a HMO.

The property is due to be vacant from 1st July 2026, therefore ideal for an investor to possibly further improve and re-let, parents buying for son or daughter at university or even to convert back to a private home.

The ground floor accommodation comprises an entrance hall, a lounge and dining kitchen with a small utility room off, the lower ground floor has two bedrooms and a shower room w/c; there are three first floor bedrooms and a shower room w/c and two further bedrooms on the top floor. The property has a small frontage and a yard to the rear enjoying a sunny southerly aspect. There is ample on street parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

21, Hartley Avenue, Woodhouse, LS6 2LW



Total Area: 144.7 m² ... 1558 ft²

Tenure Freehold **Council Tax Band** B

Possession Vacant possession from 1st July

Viewings - All viewings are by appointment only. Please note that some viewing arrangements may require at least 24 hours notice.

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 an independent 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.

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.

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](https://www.leeds.gov.uk/council/city-council) website for more information.

The Renters' Rights Act - The Renters' Rights 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 -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.

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