

# Castlehill

Estate & Letting Agents

63, Becketts Park Crescent, Leeds  
LS6 3PH



£399,950 Region



- Five bedroomed Semi-detached
- Good sized gardens
- Sought-after residential location
- Will make a great family home
- Currently let until 30th June 2026
- Close to Becketts Park & Headingley



**A FIVE BEDROOMED SEMI-DETACHED PROPERTY WITH LAWNED GARDENS AND DRIVE SITUATED IN THIS SOUGHT-AFTER AND VERY CONVENIENT RESIDENTIAL LOCATION, A SHORT WALK TO THE LOVELY OPEN SPACES OF BECKETTS PARK, THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTARAUNTS IN HEADINGLEY WITH EASY ACESS INTO LEEDS CITY CENTRE.**

The property is currently let as a HMO until 30th June 2026 at £32,589 including bills, but is more likely to appeal to private buyers, wanting to convert the property back to a family home, with vacant possession intended from 1st July 2026.

A great opportunity for buyers wanting to further improve and possibly adapt the property to suit individual preferences, but currently comprises, an entrance hall, a lounge, dining room with door to the rear garden and a modern fitted kitchen on the ground floor, three bedrooms, a bathroom w/c, a separate w/c and a separate shower on the first floor and two further bedrooms on the top floor with a useful store cupboard off the landing.

Outside, there is a lawned front garden, a long drive leading to a good sized lawned rear garden with potential for a garage, subject to relevant consents. On street parking is available on a resident's permit. Internal viewing recommended to appreciate the property's full potential.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure** Freehold

**Council Tax Band** D

**Possession** Sold subject to existing tenancies ending July 2026.

#### Viewings

All viewings are by appointment. 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. 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.

#### 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

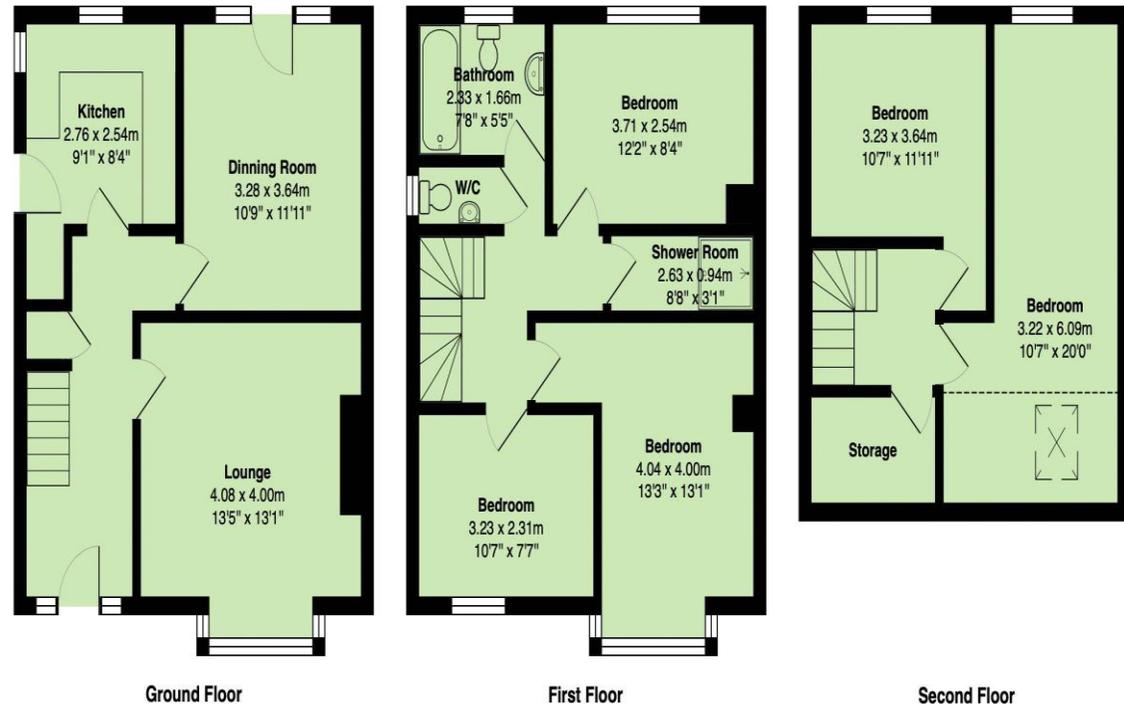
If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

#### 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/) website for more information.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

63, Becketts Park Crescent, Headingley, LS6 3PQ



Total Area: 126.0 m<sup>2</sup> ... 1356 ft<sup>2</sup>