

Castlehill

Estate & Letting Agents

116, Bentley Lane, Leeds
LS6 4AJ



Guide Price £300,000 Region



- Three bedroomed semi-detached
- Plus studio flat & commercial unit
- House & flat let until 13th June 2026
- PP for 2 storey one bedroomed property
- Popular Meanwood location
- Close to amenities & easy access into city



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Your Sales
and Lettings
Specialist in
North Leeds

AN UNUSUAL OPPORTUNITY TO ACQUIRE A THREE BEDROOMED SEMI-DETACHED PROPERTY WITH A SELF-CONTAINED STUDIO FLAT TO THE REAR AND AN ADJACENT COMMERCIAL UNIT. SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO THE AMENITIES IN MEANWOOD, THE MEANWOOD VALLEY TRAIL, THE FURTHER EXTENSIVE AMENITIES IN HEADINGLEY AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

The house and flat are currently let until 13th June 2026 with a total rent of £19,140 p/a including bills. The shop unit is vacant and requires renovation. The house and studio flat share the same utilities. The house comprises an entrance hall, a lounge and kitchen on the ground floor, two good sized bedrooms, a smaller third bedroom/study and a bathroom w/c on the first floor.

The studio flat is accessed from the rear via a timber decked terrace, comprising an open plan lounge with bedroom off and shower room w/c. Outside, there is a small front garden and a yard to the rear. There is ample on street parking. There is planning permission for the shop unit to be demolished and a two story, one bedroomed property to be built in its place. Planning reference 24/06819/FU.

The property therefore offers various options to suit buyers' own requirements, perhaps to purchase and keep the existing set up, renovating the shop unit to provide a mixed use rental investment concern, or carry out the development, providing a fully residential investment concern, or it might suit a private buyer wanting to take advantage of a commercial unit next door, maybe for personal business use. If a mortgage or loan is required to purchase the property, we advise buyers obtain financial advice before arranging a viewing, as financing a mixed use property is likely to require more specialist lending.



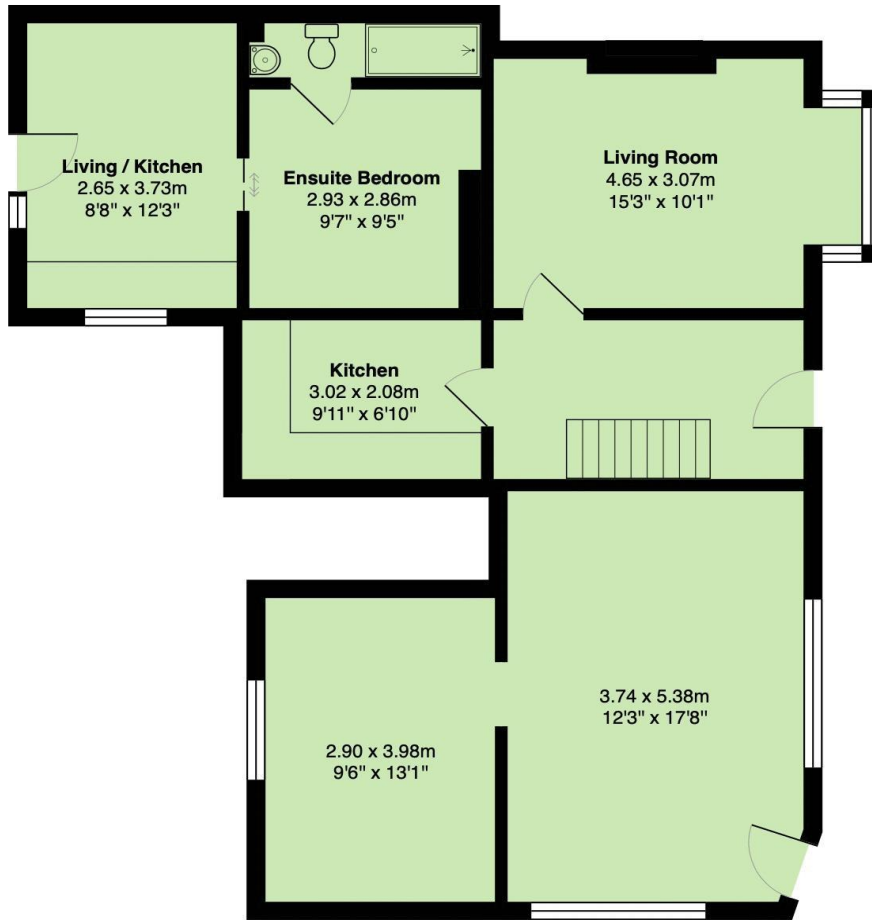




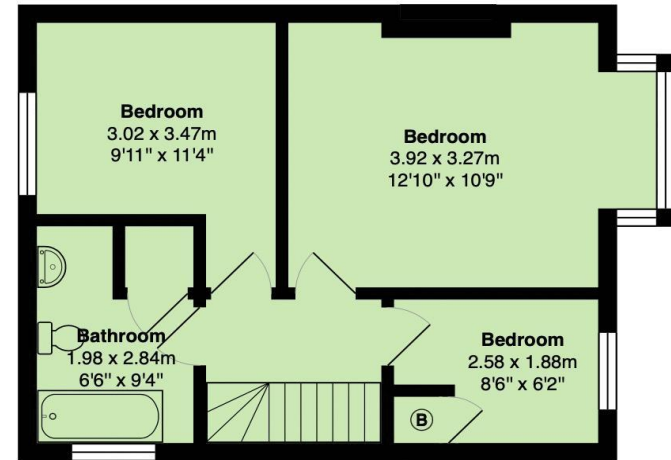


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Ground Floor



First Floor

Total Area: 124.4 m² ... 1339 ft²

Tenure	Freehold
Possession	The property is currently being sold as vacant after the tenancy agreements have ended.
Council Tax	Rear Flat A, House C
Point to Note:	House and studio photos taken pre-tenancy.

Making an offer

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 an independent mortgage broker along with other property professionals.

Anti-money Laundering

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.

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.

Article 4 Direction

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

Third party involvement

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.

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.

