

Castlehill

Estate & Letting Agents

46 Delph Lane, Leeds
LS6 2HQ



£499,950 Region



- Very spacious terrace
- Eight bedrooms, 2 x kitchens & large lounge
- Many period features
- Let until 30th June 2027
- Gross rent £57,408 p/a inc bills
- Close to universities & city centre
- EPC Rating C



A VERY SPACIOUS AND WELL MANAGED EIGHT BEDROOMED TERRACE, RETAINING MANY PERIOD FEATURES, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO THE MAIN UNIVERSITIIES AND LEEDS CITY CENTRE, LET FROM 1ST JULY 2026 WITH A FANTASTIC RENTAL INCOME OF £57,408 P/A INCLUDING BILLS (CIRCA £49,920 P/A EXCLUDING BILLS) CIRCA 10% YIELD BASED ON THE ASKING PRICE.

This impressive HMO investment property has been well managed and cared for and has the benefit of a Lawful use HMO Sui Generis certificate. The sellers also have a HMO Licence until 21st June 2027.

The well planned accommodation comprises an entrance vestibule, entrance hall, a large lounge with feature fireplace, a modern fitted kitchen and a double bedroom with another feature fireplace; downstairs, there are two more double bedrooms, a second modern fitted kitchen and a shower room w/c; on the first floor, there is a bathroom w/c, a shower room and three bedrooms, the smaller of which uses an additional room on the second floor as a study; the second floor comprises two double bedrooms, a shower room w/c and the afore mentioned study.

Outside, there is a neatly maintained front garden and an enclosed yard to the rear with seating area.

The sale is not subject to any lettings management tie-in, so buyers are free to self-manage or appoint their preferred agent.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Area: 212.0 m² ... 2281 ft²

Tenure Freehold **Council Tax Band** C **Possession** Sold subject to existing tenancies

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.

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.

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.

Houses in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](https://www.leeds.gov.uk/city-council) website for more information.

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

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