

Castlehill

Estate & Letting Agents

254 Cardigan Road, Leeds
LS6 1QL



£350,000 Region



- Six bedroomed terrace
- Four shower rooms & w/c's
- Close to universities & city centre
- Well maintained spacious accommodation
- Vacant Possession
- Lots of potential!



A WELL MAINTAINED AND PRESENTED SIX BEDROOMED MID TERRACE WITH FOUR SHOWER ROOMS AND W/C'S, SITUATED IN THIS POPULAR AND CONVENIENT LOCATION, WITHIN EASY REACH OF LEEDS CITY CENTRE, THE UNIVERSITIES, CLOSE TO LOCAL SHOPS AND TRAIN STATION.

The spacious accommodation comprises an entrance vestibule with stained glass lights, an entrance hall, a lounge, bedroom and good sized modern kitchen on the ground floor, a basement, three bedrooms, one with an en-suite shower room w/c and a separate shower room w/c's on the first floor and two further bedrooms on the top floor, both with an en-suite shower room w/c. Externally, there is a paved front garden enclosed by mature hedging and a yard to the rear. Parking is available on nearby streets.

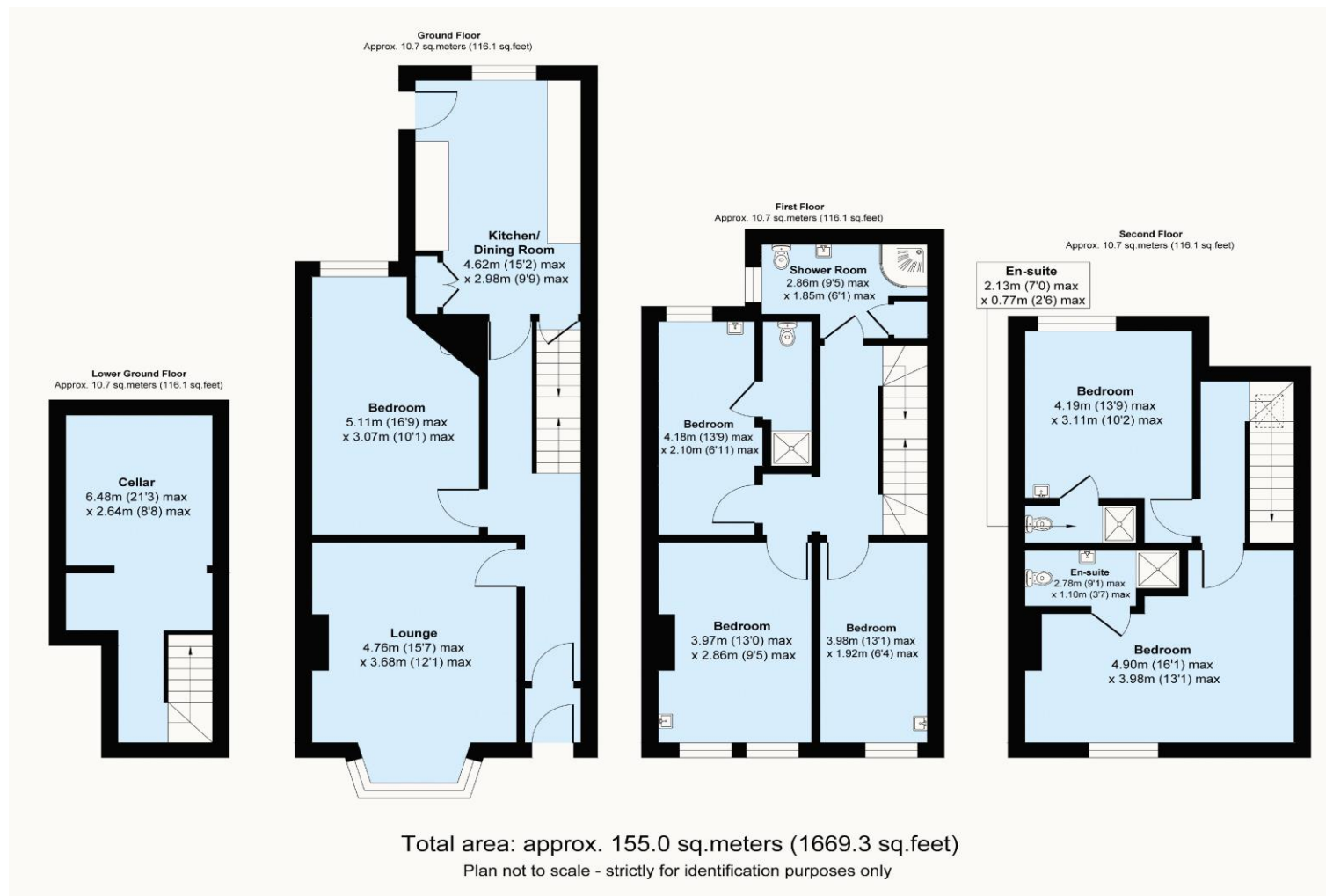
The property was let until 30th June 2026 to four people at circa £20,800 p/a excluding bills but must have potential to increase rents to over £30,000 by letting to six. The property also has a lawful use certificate for C4/HMO use and the sellers have a HMO Licence until the 22nd May 2027.

We understand Deu Estates are also marketing the property to let and any sale may be subject to a buyer retaining Due Estates as the managing letting agent should the property be re-let.





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



Tenure Freehold **Council Tax Band** C **Possession** Currently sold subject to existing tenancies.

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/) 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.