

Castlehill

Estate & Letting Agents

12 Beechwood Mount, Leeds
LS4 2NQ

£265,000 Region



- Newly Refurbished & Furnished
- 3X BEDROOMS & 3X EN SUITE SHOWERS & WC'S
- Let at £1729PCM (Annulisaed ££20,748) Excluding Bills.
- A MUST SEE SPACIOUS INTERIOR
- Stylish Exposed Brick Feature Walls
- Quality Investment Opportunity



A MUCH IMPROVED & VERY SPACIOUS THREE BEDROOMED BACK TO BACK EACH WITH THEIR OWN EN SUITE FACILITIES, SITUATED IN THIS HIGHLY CONVENIENT LETTING LOCATION, ONLY A COUPLE OF MINUTES WALK TO BURLEY PARK TRAIN STATION, LOCAL SHOPS AND WITHIN EASY REACH OF BOTH THE MAIN UNIVERSITY & CITY CENTRE.

This impressive investment benefits has an attractive monthly rental income of £1729 excluding utilities and is being sold as an on-going investment with immediate income on completion (Annualised rent of £20,748).

The well planned and elevated accommodation, which also spreads over four floors comprises an open plan living kitchen/lounge with a highly stylish fitted kitchen and appliances, a good sized lower ground floor bedroom and a shower room w/c, a first floor double bedroom and a separate shower room & w/c with fitted washer & dryer and a further double dormer bedroom with en suite shower & wc on the top floor.

The attention to detail throughout is exceptional with 3x genuine double bedrooms and three very attractive shower rooms/wc's. It must be a popular choice for any discerning investor, with excellent demand from tenants for good quality ensuite facilities, and future rental uplifts and strong letting location.

EARLY VIEWING ADVISED!

Externally, there is a small low maintenance front garden to the front with some sitting out space and ample unrestricted on street parking.

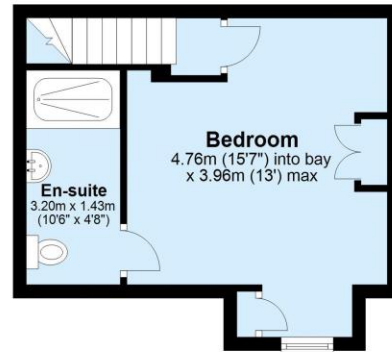
The sale is subject to the successful purchaser retaining the current lettings management agent.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

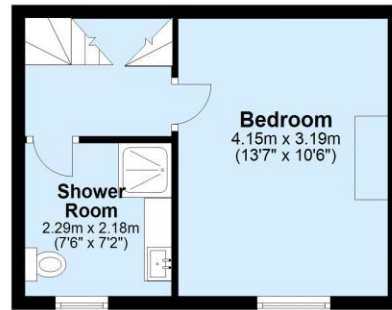
Lower Ground Floor
Approx. 23.2 sq. metres (250.1 sq. feet)



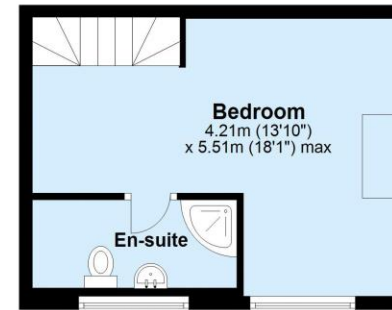
Ground Floor
Approx. 23.7 sq. metres (254.9 sq. feet)



First Floor
Approx. 22.8 sq. metres (245.3 sq. feet)



Second Floor
Approx. 23.0 sq. metres (247.3 sq. feet)



Total area: approx. 92.7 sq. metres (997.7 sq. feet)

Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Tenure Freehold **Council Tax Band** A

Possession The property is being sold subject to the existing tenancy agreements

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/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.