

Castlehill

Estate & Letting Agents

198 Burley Road, Leeds
LS4 2EU



Offers Over £280,000 Region



- Well presented end terrace
- 5 double bedrooms, 3 Shower room w/c's
- Close to Leeds city centre
- Let from the 1st July 2026
- Gross rent £28,956 p/a ex bills - yield in excess of 10%!
- Lawful C4 use certificate

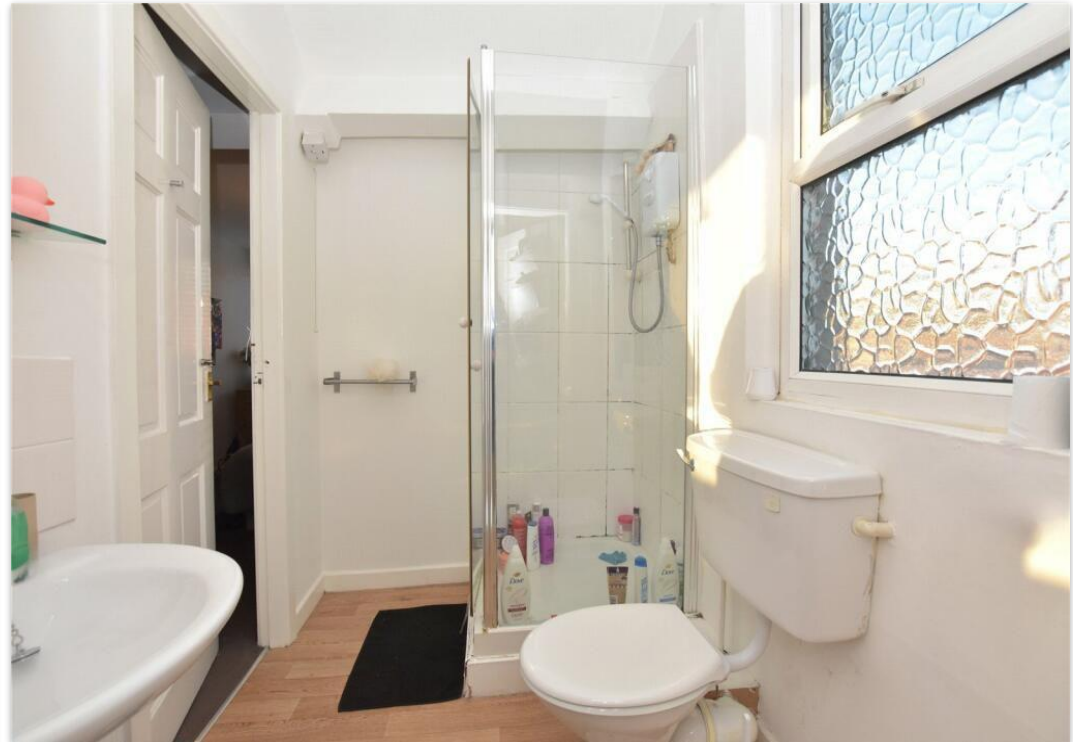


A WELL PRESENTED FIVE BEDROOMED END TERRACE WITH THREE SHOWER ROOM W/C'S, ENJOYING AN ELEVATED POSITION WITH A SUNNY ASPECT TO THE FRONT, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO LEEDS CITY CENTRE AND WITHIN EASY REACH OF THE MAIN UNIVERSITIES.

The spacious and well planned accommodation comprises an entrance hall, a bedroom with an en-suite shower room w/c, a lounge and kitchen to the ground floor, a bedroom with an en-suite shower room w/c with secondary access as a house amenity and another bedroom on the first floor, two further good sized bedrooms on the top floor sharing an en-suite Jack & Jill shower room w/c. Outside there is a yard to the rear and ample on street parking close to the property.

The property is currently let from the 1st July 2026 at £35,196 p/a including bills (£28,956 p/a excluding bills) A YIELD OF OVER 10%! The sale is subject to the successful buyer retaining the current lettings management agent. The property has a C4 lawful use certificate and the seller has a HMO Licence until the 3rd April 2027.

Point to note: We are advised by the seller that the front garden has been used with the property for many years but is not currently included in the registered title. A right of way over the garden was granted by a 1974 conveyance and an application to register the front garden is being made and will be fast-tracked. Full details will be available via the seller's solicitor.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 132.3 m² ... 1424 ft²

Tenure Freehold **Council Tax Band** B

Possession 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/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.

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