



- Substantial & characterful period terrace
- Five double bedrooms plus extra potential
- Prime location, close to Headingley
- Easy access into Universities & city centre
- Let from 1st July 2026
- Gross rent £30,660 p/a



A HANDSOME FIVE BEDROOMED PERDIOD MID TERRACE BEING SOLD AS A RESIDENTIAL HMO INVESTMENT PROPERTY, PROVIDING VERY SPACIOUS CHARACTERFUL ACCOMMODATION SITUATED IN THIS PROMINENT POSITION ON HEADINGLEY LANE, A SHORT WALK TO THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITH EASY ACCESS TO THE UNIVERSITIES AND LEEDS CITY CENTRE.

The attractive and well maintained property provides generous room proportions comprising an entrance hall, a lounge, kitchen and bedroom on the ground floor, two bedrooms, a study, a shower room w/c and a further separate w/c on the first floor and two more bedrooms, a study and another shower room w/c on the second floor. These is a useful basement currently being used as a utility area with additional access to the rear, which must offer excellent potential to convert into additional living accommodation, subject to relevant consents.

The property offers potential to increase bedroom numbers or possibly convert the basement into a separate self-contained flat, subject to the relevant consents. Outside, there is an enclosed front garden bordered by walls and hedging and an enclosed yard to the rear enjoying a southerly aspect.

The property is let from the 1st July 2026 with an annual rent of £30,660 p/a excluding bills. The sellers have a HMO Licence until 5th July 2027 and there is no lettings management tie-in, allowing buyers to self manage or appoint their preferred agent.

In accordance with the Estate Agents Act 1979, prospective purchasers should be aware that a member of Castlehill has a direct interest in the sale of this property.

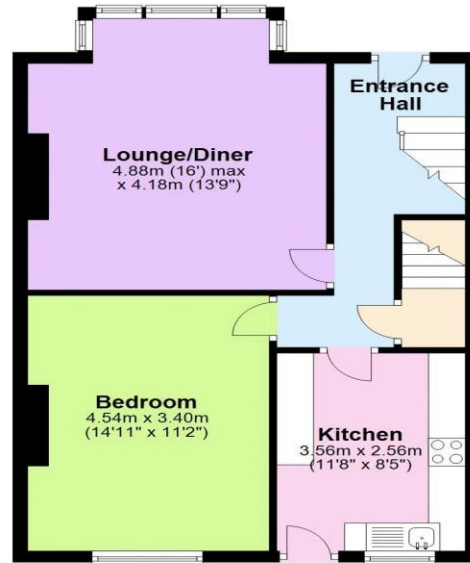




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



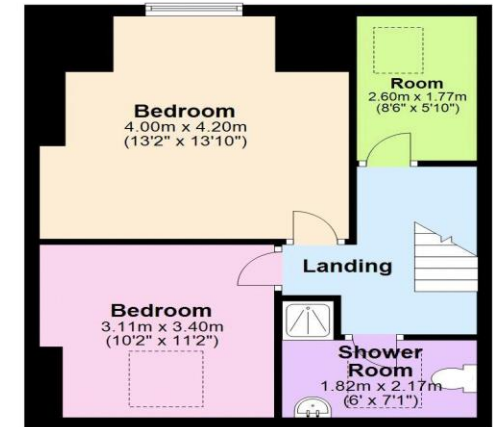
First Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



Attic

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 187.3 sq. metres (2015.6 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure Freehold **Council Tax Band** C

Possession 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/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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