

Castlehill

Estate & Letting Agents

11 Harold Terrace, Leeds
LS6 1PG



£239,950 Region



- Four Beds - NOW RE-LET UNTIL 2027!
- Feature sun room & enclosed courtyard
- Close to the universities & city centre
- Two bathroom w/c's
- Re-Let from 1st July 2026 to 30th June 2027!
- Gross rent of £24,193 inc bills



NOW RE-LET UNTIL 2027!! A DECEPTIVELY SPACIOUS AND WELL MAINTAINED FOUR BEDROOMED END TERRACE WITH THE UNUSUAL FEATURE OF A SIDE SUN-ROOM AND ENCLOSED COURTYARD GARDEN SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, THE LOVELY OPEN SPACES OF HYDE PARK AND CLOSE TO THE UNIVERSITIES & LEEDS CITY CENTRE.

IT IS CURRENTLY FULLY LET UNTIL 30TH JUNE 2026 AND NOW RE-LET FROM 1ST JULY 2026 UNTIL 30TH JUNE 2027 AT A GROSS RENT OF £24,193 INCLUDING BILLS (CIRCA £17,680 P/A EXCLUDING BILLS).

The property comprises a lounge and kitchen on the ground floor with access to the sun room to the side, in turn providing access to the fully enclosed courtyard. Upstairs, there are two good sized bedrooms, a bathroom w/c and a further two bedrooms, each with dormer windows and another bathroom w/c on the top floor. Externally, the property is street lined to the front and back with access to the rear from Branksome Place and ample on street parking on both sides.

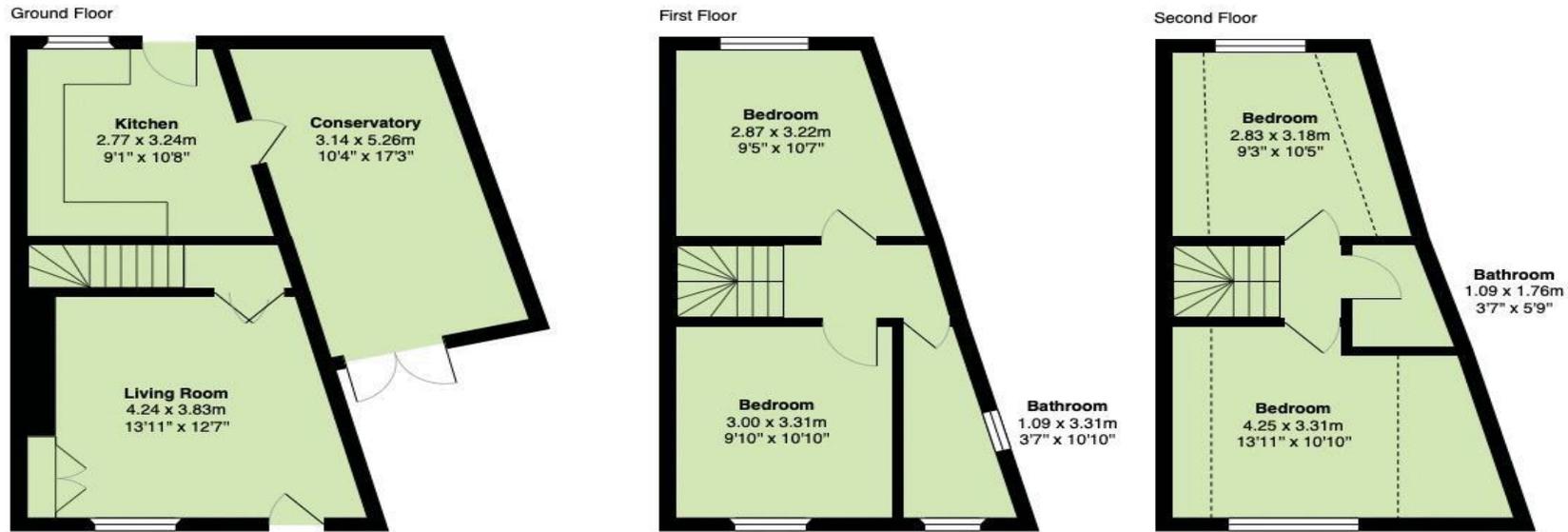
The sale is subject to the successful buyer taking on the Sugarhouse Properties letting management for at least the remainder of the tenancy agreement.

Point to note: We understand the land adjacent to this property has an on-going planning application for a detached building ref: 24/05173/FU.

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







Total Area: 104.0 m² ... 1120 ft²

Tenure Freehold **Council Tax Band** A

Possession Sold subject to existing tenancies

Viewings

All viewings are by appointment. 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 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.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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 website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

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



Your Sales and Lettings Specialist in North Leeds