



£299,950 Region



- Impressive stone period property
- Four double bedrooms, two shower rooms
- Close to Headingley & universities
- Let until 30th June 2027
- Gross rent £29,200 p/a ex bills
- Useful garage/store



**LET UNTIL 30th JUNE 2027 AT AN ATTRACTIVE GROSS RENT OF £29,200 P/A EXCLUDING BILLS! A FANTASTIC FOUR BEDROOMED GRADE II LISTED PERIOD INVESTMENT PROPERTY, VERY CONVENIENTLY SITUATED CLOSE TO THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.**

The stylish and well presented accommodation comprises a light and airy open plan kitchen and lounge, four good sized bedrooms, the lower ground floor benefitting from an en-suite shower room w/c and a further 'house' shower room w/c on the 1st floor. There is a useful garage/store to the front of the property, a low maintenance garden and ample on street parking.

The property is currently let from 1st July 2025 until 30th June 2026 at £28,157 p/a excluding bills. The property also has a certificate of lawful C4 HMO use. The sale is subject to the successful buyer retaining the current lettings management agent, YourNest, for at least the remainder of the agreed tenancies.

Internal viewing essential to fully appreciate this well run and attractive investment opportunity.





**Tenure** Freehold  
**Council Tax Band** B  
**Possession** Sold subject to tenancies  
**Point to Note** Internal photographs provided by YourNest taken pre-tenancy

**Possession**  
 The property is intended to be vacant possession on completion. The property is being sold subject to the existing tenancy agreements.

**Making an offer**  
 If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and 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.

**Rent Reform Act**  
 The Rent Reform 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.

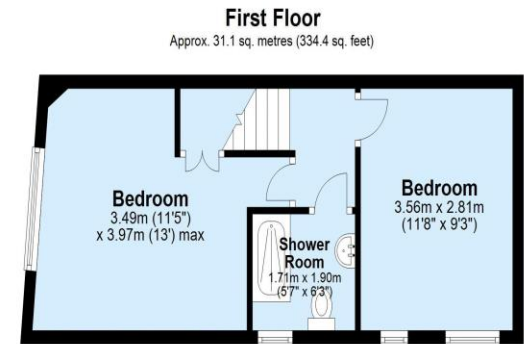
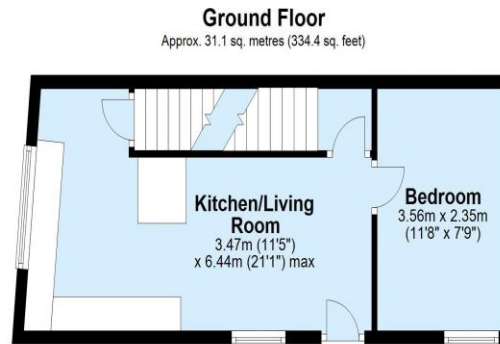
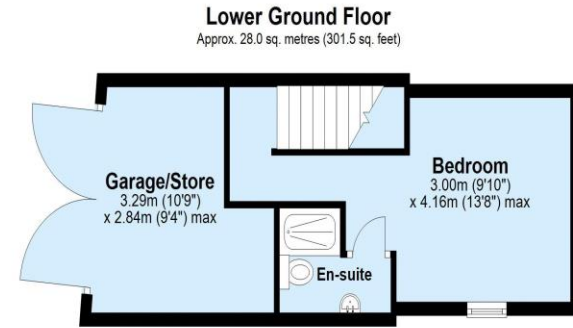
**Article 4 Direction**  
 This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](https://www.leeds.gov.uk/city-council) website for more information.

**Disclaimer**  
 All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice. 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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Total area: approx. 90.1 sq. metres (970.3 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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