Castlehill

Estate & Letting Agents

1 Lumley Avenue, Leeds
LS4 2LR

£400,000 Region



- **Very spacious end terrace**
- **Six en-suite bedrooms**
- **On the doorstep of train station & shops**
- **Let from 1st July 2026**
- **Gross rent £49,608 p/a inc bills**
- **Well run & presented investment**



The Property Ombudsman

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

A VERY SPACIOUS SIX BEDROOMED DOUBLE FRONTED END BACK TO BACK TERRACE WITH AN EN-SUITE SHOWER ROOM W/C TO EACH BEDROOM, SITUATED IN THIS VERY CONVENIENT LOCATION, A FEW MINUTES WALK TO BURLEY PARK TRAIN STATION AND LOCAL SHOPS WITH HEADINGLEY, THE UNIVERSITIES AND LEEDS CITY CENTER ALL WITHIN EASY REACH.

The property is let from the 1st July 2026 at £49,608 p/a including bills (circa £39,936 p/a excluding bills). The seller has a HMO Licence until 19th October 2026 and an the property has a certificate of lawful HMO/C4 use. The sale is subject to the successful buyer retaining the current lettings management agent, Springwell Properties.

The well planned accommodation comprises an entrance hall and two bedrooms each with an en-suite shower room w/c on the ground floor, a lower ground floor modern fitted dining kitchen and a lounge, two first floor bedrooms each with an en-suite shower room w/c, a further separate w/c and boiler room and two more bedrooms on the top floor, both with an en-suite shower room w/c. Outside, there is a low maintenance front garden and ample on street parking.



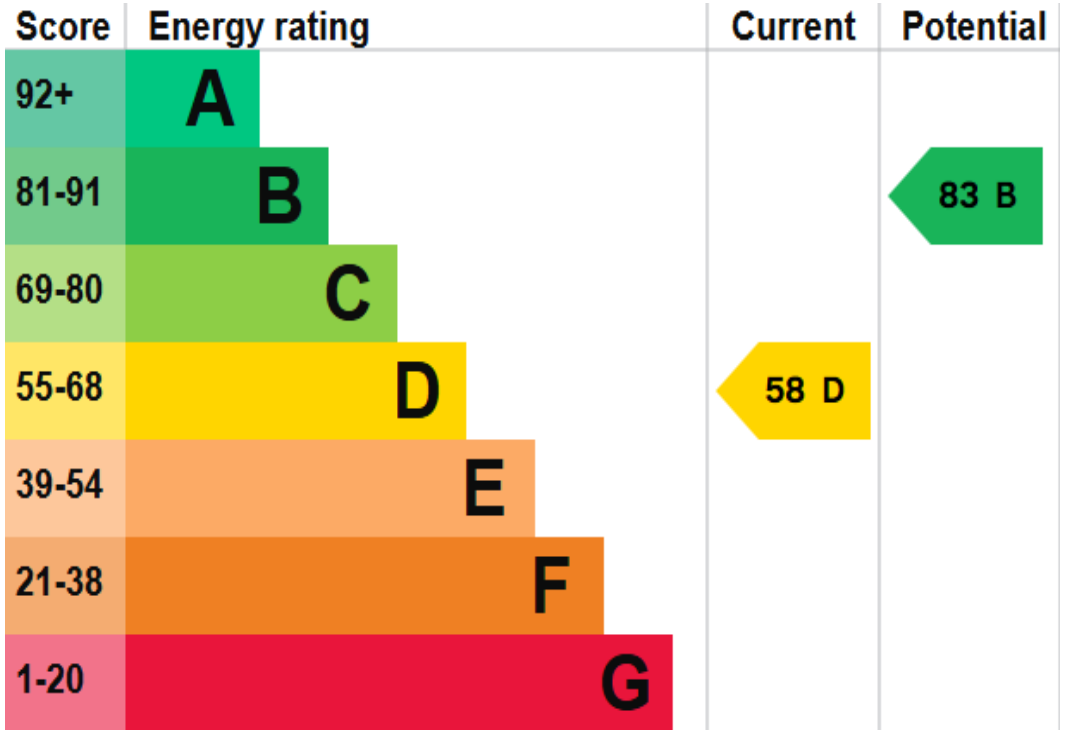




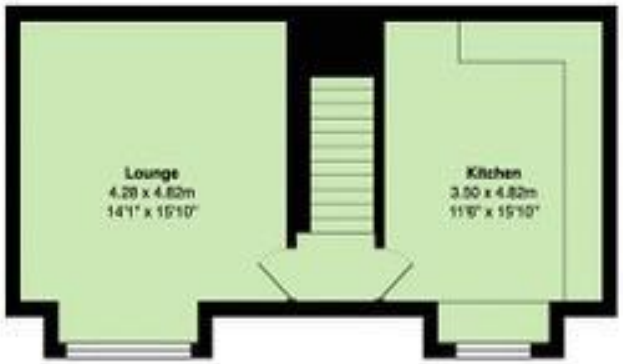




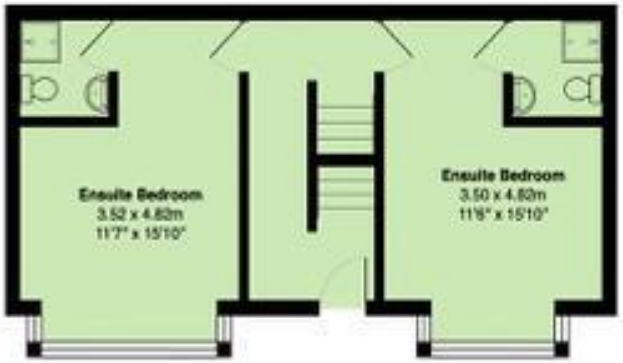



Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
58 D
83 B

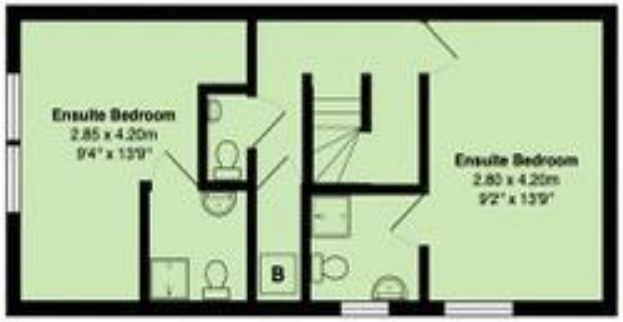
1, Lumley Avenue, Burley, LS4 2LR



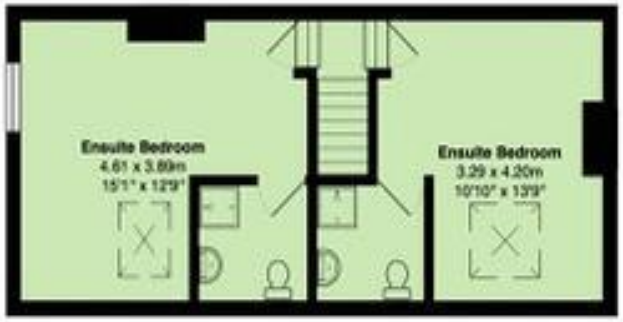
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 162.0 m² ... 1743 ft²

Tenure Freehold **Council Tax Band** B
Possession Subject to tenancy
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 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 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.