



£240,000 Region



- Spacious double fronted end terrace
- Four double bedrooms
- Prime central Headingley location
- Large sunny corner plot garden
- Let until 30th June 2027
- Gross rent £21,216 p/a ex bills
- EPC Rating D



A GENEROUSLY PROPORTIONED FOUR BEDROOMED ELEVATED DOUBLE FRONTED END TERRACE WITH A GOOD SIZED CORNER PLOT ENCLOSED GARDEN ENJOYING A SUNNY ASPECT, SITUATED IN THE HEART OF HEADINGLEY IN A LEAFY CONSERVATION AREA, JUST A FEW MINUTES WALK TO THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS AND WITH EASY ACCECSS INTO LEEDS CITY CENTRE AND THE UNIVERSITY CAMPUS'.

The property is currently let until 30th June 2026 at £21,320 p/a excluding bills and re-let until 30th June 2027 at £21,216 p/a excluding bills. There is no lettings management tie-in, allowing buyers to self manage or appoint their preferred agent. The accommodation comprises an entrance hall, a lounge with dual aspect windows and a dining kitchen on the ground floor, an extensive lower ground floor which must offer significant potential to further develop, subject to relevant consents; two bedrooms and a shower room w/c on the first floor and two further bedrooms on the top floor.

Outside, there is a large enclosed corner plot garden to the front and side enjoying a sunny southerly aspect. There is ample on street parking on resident's permit basis.

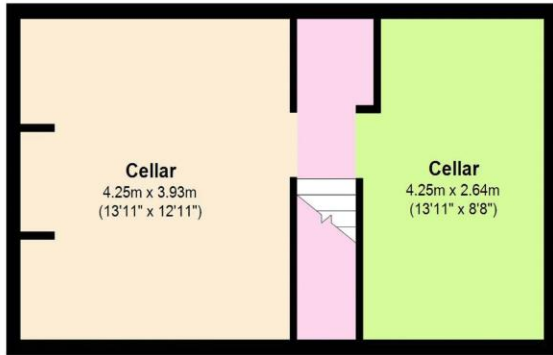
This property can also be purchased as part of a portfolio of 3 other properties as a Limited Company purchase on Beechwood Mount, Beechwood View and Pearson Terrace, please see our individual sales details. In accordance with the Estate Agents Act 1979, prospective purchasers should be aware that a member of Castlehill has a direct interest in the sale of this property.





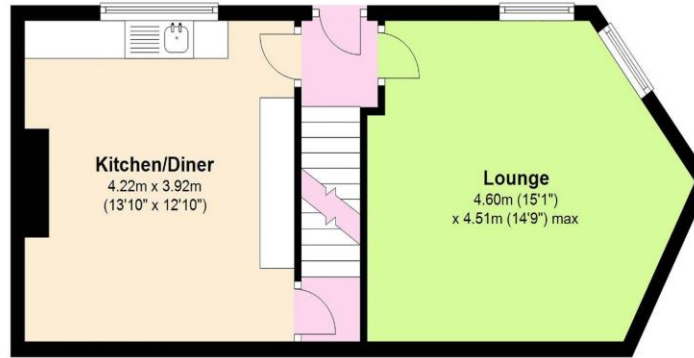
Cellar

Approx. 32.4 sq. metres (349.0 sq. feet)



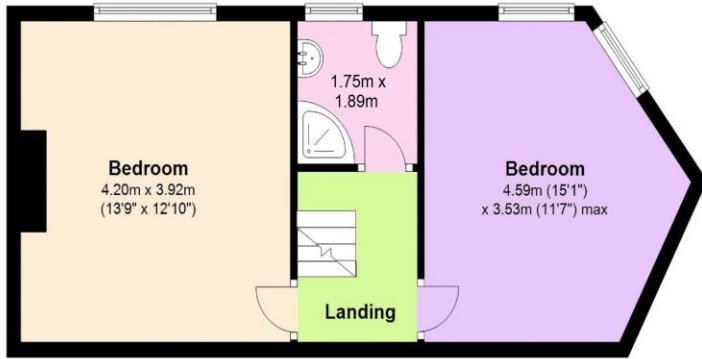
Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Attic

Approx. 31.6 sq. metres (339.9 sq. feet)



Total area: approx. 141.1 sq. metres (1518.7 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.

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/) 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.