



£460,000 Region



- Substantial & characterful end terrace
- Seven bedrooms
- Close to Headingley & Meanwood
- HMO lawful use
- Let until 30th June 2027
- Gross rent £48,360 p/a inc bills



A SUBSTANTIAL PERIOD END TERRACE SITUATED IN THIS SOUGHT-AFTER LOCATION IN THE LEAFY HEADINGLEY CONSERVATION AREA, VERY CONVENIENT FOR EASY ACCESS INTO HEADINGLEY WITH ITS EXTENSIVE AMENITIES, SHOPS, BARS AND RESTARAUNTS, ON THE DOORSTEP OF THE MEANWOOD VALLEY TRAIL FOOTPATH, WITH EASY ACCESS INTO LEEDS CITY CENTRE.

The property is currently being run as a successful seven bedroomed HMO rental property and is let until 30th June 2026 at £48,545 including bills. We are advised the property is re-let from the 1st July 2026 until 30th June 2027 at £48,360 including bills, circa £36,816 p/a excluding bills (awaiting copy tenancy agreement to verify this). The seller has a HMO Licence until 2nd July 2027 and the property has lawful Sui Generis HMO use. The sale is subject to the successful buyer retaining the current lettings management agent, Linley & Simpson.

The lower ground floor currently comprises a bedroom, kitchenette and shower room w/c, plus there are other basement rooms which offer potential for further development, meaning a self-contained flat could be created longer term if required, subject to relevant consents. Alternatively the space offers great storage potential. Upstairs, there are two large double bedrooms, a smaller third bedroom, ideal as a home office, a bathroom and a separate w/c. On the top floor, there are two further bedrooms both with dormer windows, the rear bedroom enjoying amazing long distance views over the Meanwood valley and another shower room w/c.

Outside, there is an enclosed front garden, bordered by mature hedging, a path to the side of the property and an enclosed rear garden with block/brick paving and a carport, providing some off street parking potential.

The property must be viewed to appreciate the characterful & spacious accommodation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure Freehold
Council Tax Band D
Possession Sold subject to existing tenancies

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.

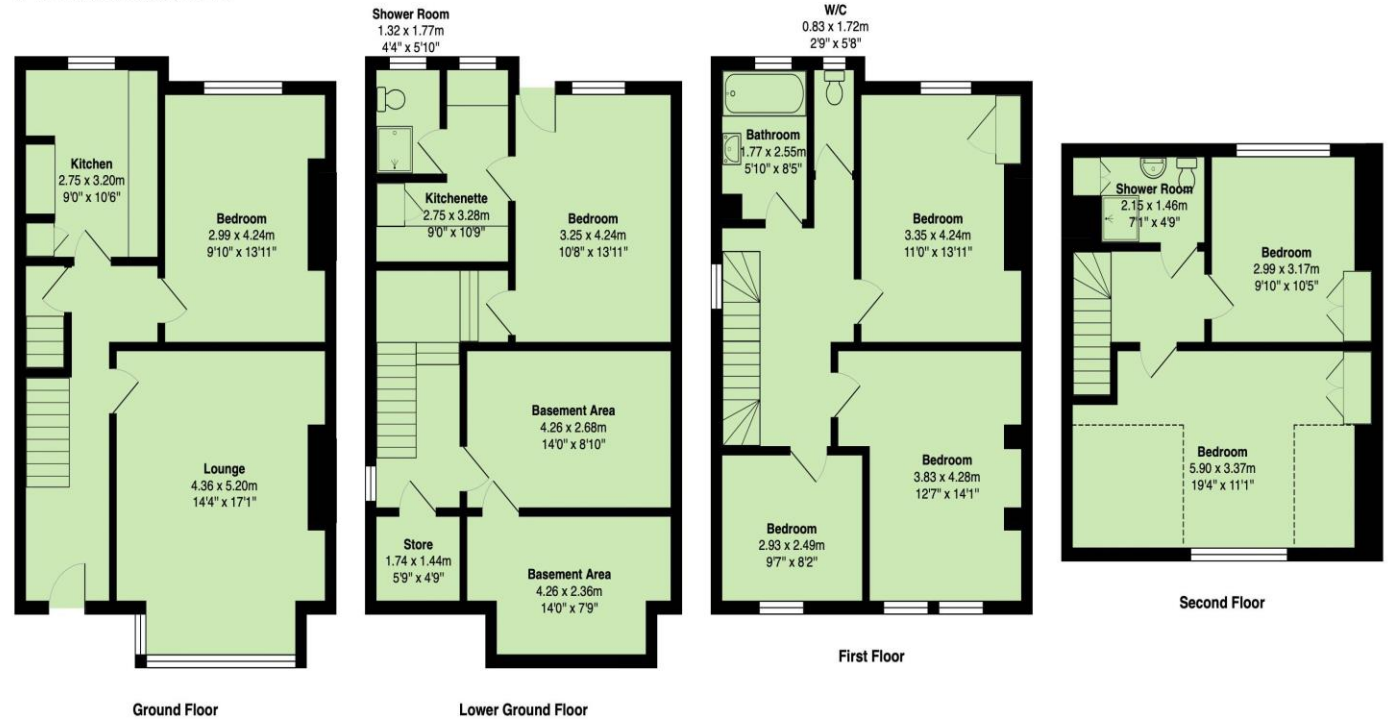
Management Clause

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.

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/leeds-city-council) website for more information.

17 Wood Lane, Headingley, LS6 2PF



Total Area: 208.9 m² ... 2249 ft²

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

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.

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