

Castlehill

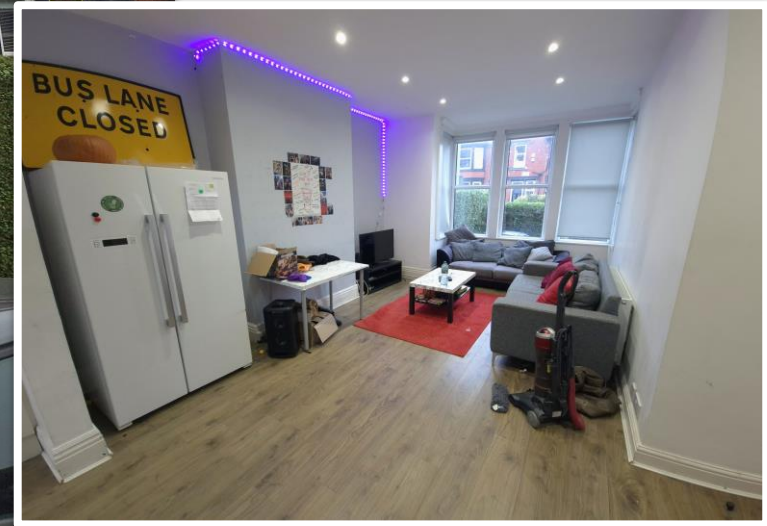
Estate & Letting Agents

3 Estcourt Avenue, Leeds
LS6 3ES

£399,950 Region



- Spacious end terrace
- 7 bedrooms, 3 bath/shower room w/c's
- Prime central Headingley location
- Let from 1st July 2026
- Gross rent £50,232, p/a inc bills



A GENEROUSLY PROPORTIONED AND WELL PLANNED SEVEN BEDROOMED END TERRACE, LET UNTIL 30TH JUNE 2027 AT AN ATTRACTIVE GROSS RENT OF £50,232 P/A INCLUDING BILLS (CIRCA £40,768 P/A EXCLUDING BILLS) A YIELD OF 10% ! SITUATED IN THIS PRIME LOCATION IN CENTRAL HEADINGLEY, JUST A FEW MINUTES WALK TO THE CRICKET AND RUGBY GROUNDS, THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE VARIOUS UNIVERSITY CAMPUS'. CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS.

The well maintained accommodation, comprises an entrance hall, a bedroom, a shower room w/c and an impressive & generously sized open plan modern fitted dining kitchen and lounge. Upstairs, there are three bedrooms and a bathroom w/c, with three further bedrooms and another shower room w/c on the top floor. Outside, there is a low maintenance garden to the front bordered by mature hedging and a yard to the rear. Ample parking is available on street.

The property is let from 1st July 2026 until 30th June 2027 at £50,232 pa including bills (circa £40,768 p/a excluding bills). The seller has a HMO Licence until 25th May 2026 (we are advised the agent has applied for licence renewal).

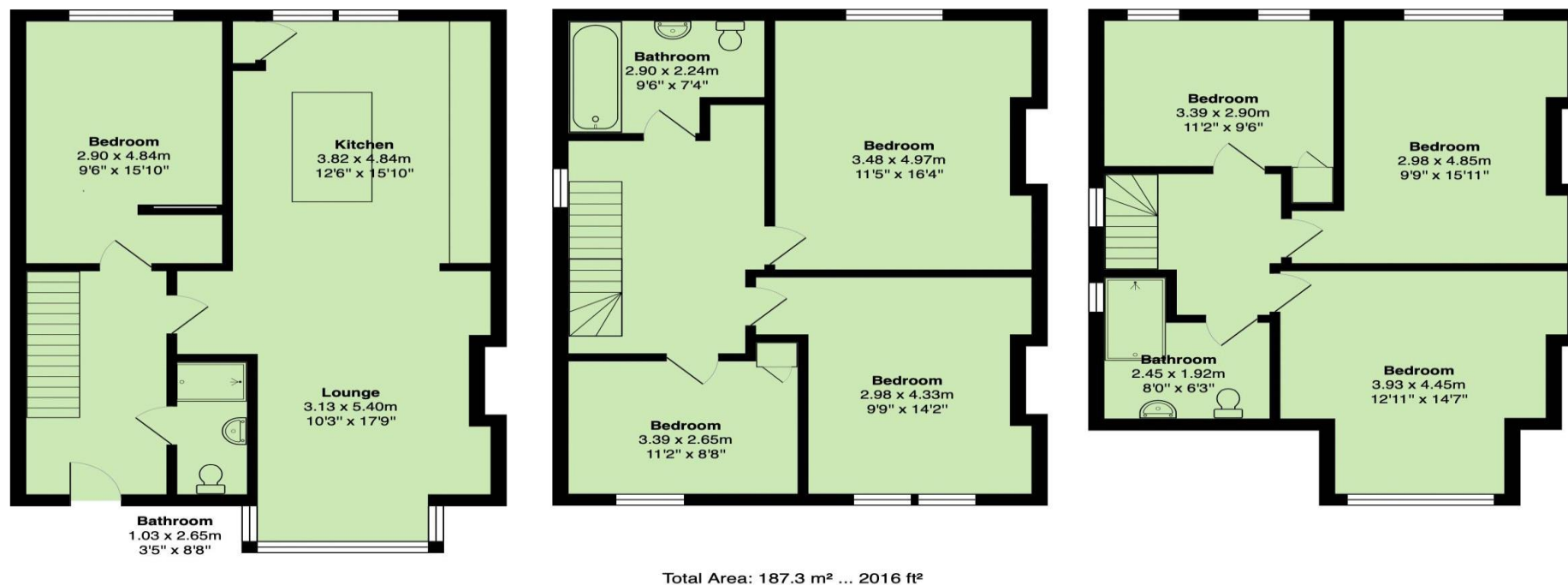
The sale is subject to the successful buyer retaining the current lettings management agent, Springwell Properties, for at least the remainder of the agreed tenancies.





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

3, Estcourt Avenue, Headingley, LS6 3ES



Tenure Freehold **Council Tax Band** D

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.

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](https://www.leeds.gov.uk/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.

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