



£230,000 Region



- Spacious through terrace
- Four good sized double bedrooms
- Potential to develop the basement
- Close to shops & train station
- Let until 30th June 2027
- Gross rent £19,760 p/a ex bills



A SPACIOUS FOUR DOUBLE BEDROOMED THROUGH TERRACE, SITUATED IN THIS HIGHLY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, PARKLAND, THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.

The property is currently let until 30th June 2026 at £19,760 p/a excluding bills and re-let for another 12 months until 30th June 2027 at the same rent. There is no lettings management tie-in, allowing buyers to self manage or appoint their preferred agent. The accommodation comprises a lounge and dining kitchen on the ground floor, a lower ground floor chamber currently used as utility area with additional access to the rear, which must offer excellent potential to further develop, subject to relevant consents; two bedrooms and a bathroom w/c on the first floor and two further bedrooms on the top floor.

Outside, there is a small garden to the front with a sunny afternoon/evening aspect and a yard to the rear enjoying the morning sun. There is ample on street parking on both sides of the property. This property can also be purchased as part of a portfolio of 3 other properties as a Limited Company purchase on Beechwood Mount, Granby Terrace 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.

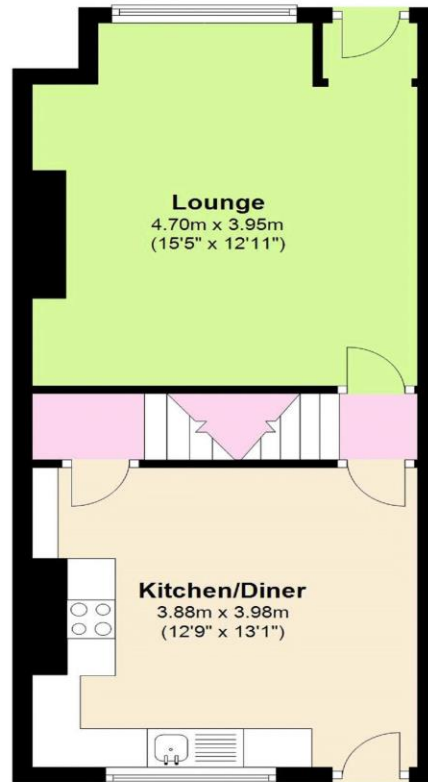




Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

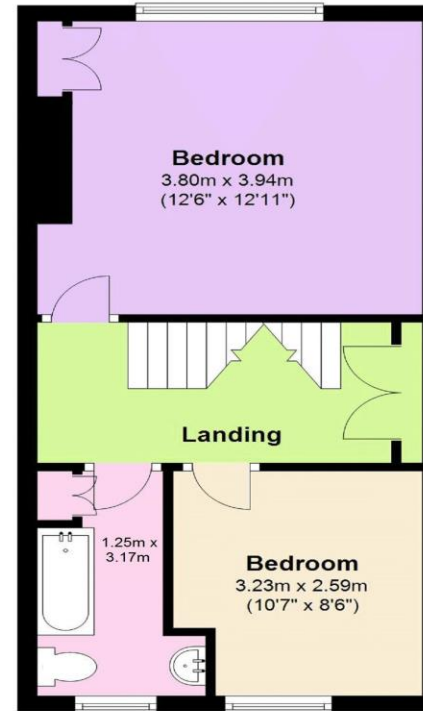
Ground Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



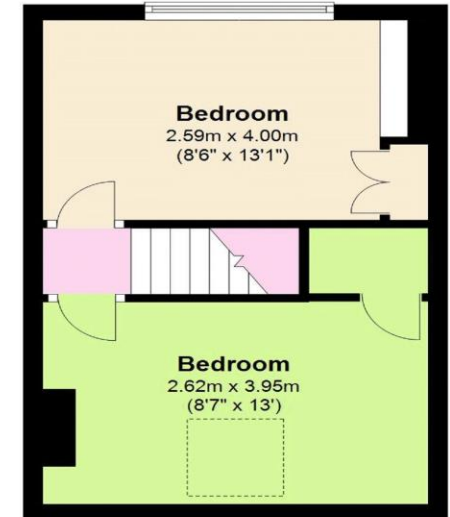
First Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



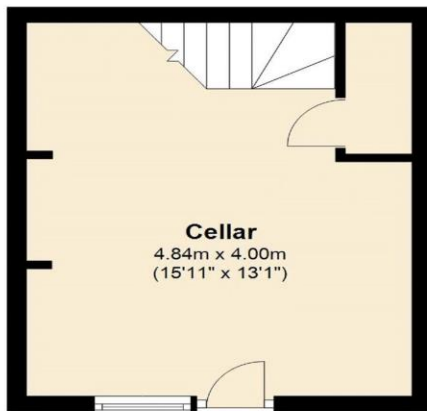
Attic

Approx. 25.0 sq. metres (269.1 sq. feet)



Cellar

Approx. 19.4 sq. metres (208.4 sq. feet)



Total area: approx. 116.9 sq. metres (1258.5 sq. feet)

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

Possession Sold subject to existing tenancies

Council Tax Band B

Tenure Freehold

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.