Castlehill

Estate & Letting Agents

26 Norwood Road, Leeds
LS6 1DZ

£499,950 Region



- Very well presented 8 bed terrace
- Stylish modern interior
- Fantastic open plan kitchen & lounge
- Close to train station, shops, Hyde Park & Headingley
- Let from 1st July 2026 @ a gross rent £61,984 p/a inc bills
- 3 shower rooms & w/c's



A WELL PRESENTED EIGHT BEDROOM TERRACED PROPERTY PROVIDING DECEPTIVLEY SPACIOUS AND MODERN ACCOMMODATION, CURRENTLY LET FROM 1ST JULY 2026 AT £61,984 P/A INCLUDING BILLS (A NET RENT OF CIRCA £50,752 P/A EXCLDUING BILLS), SITUATED IN THIS VERY CONVENIENT AND POPULAR LOCATION, CLOSE TO LOCAL SHOPS AND BURLEY PARK TRAIN STATION, MID WAY BETWEEN THE THE SOUGHT AFTER HYDE PARK AREA AND THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY.

The well planned and tastefully presented interior provides a bedroom and a fantastic modern fitted kitchen with four skylights providing lots of light, open plan to the lounge with wall mounted flat screen TV, two lower ground floor bedrooms and a shower room w/c, three bedrooms and a shower room w/c and two further bedrooms and a third shower w/c to the top floor. Outside, there is a small garden frontage, a yard to the rear and ample on street parking.

The sellers have a HMO Licence until 16th June 2027 and the sale is subject to the successful buyer retaining the current lettings agent, Springwell Properties.

The internal photos have been provided by the letting agent prior to occupation.





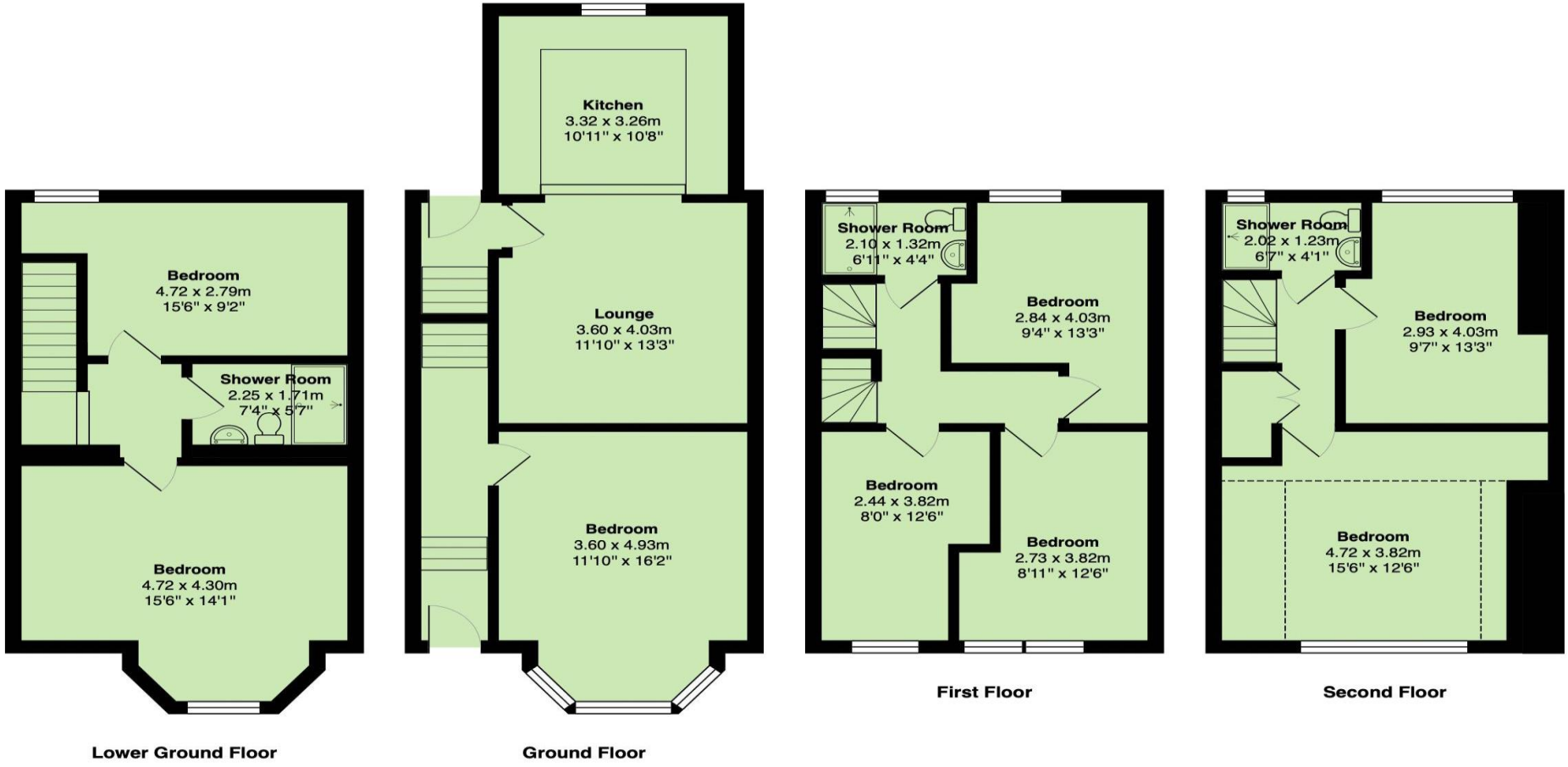








Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 165.7 m² ... 1783 ft²

Tenure Freehold **Council Tax Band** B

Possession 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 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.

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