

# Castlehill

Estate & Letting Agents

11 Village Place, Leeds  
LS4 2NT

£265,000 Region



- Period semi-detached property
- Split into 3 x 1 bedroomed flats
- Close to shops & train station
- All flats let @ £22,380 p/a ex bills
- Great investment opportunity
- Each flat with separate entrance
- EPC Rating C





**A PERIOD SEMI-DETACHED PROPERTY SPLIT INTO THREE ONE BEDROOMED SELF-CONTAINED FLATS SITUATED IN THIS VERY CONVENIENT CUL-DE-SAC LOCATION, A FEW MINUTES WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, PARKLAND AND WITHIN EASY REACH OF THE EXTENSIVE AMENITIES IN HEADINGLEY, THE UNIVERSITIES AND LEEDS CITY CENTRE.**

The flats are all let on rolling tenancies excluding bills with a total rent roll of £22,740 p/a (from 1st September 2026), split as follows:

Flat 1 let at £7,140 p/a

Flat 2 let at £6,900 p/a

Flat 3 let at £8,340 p/a and re-let from 1st September 2026 at £8,700 p/a

Each flat has its own entrance, with the first and second floor flat being accessed from the side and the ground and lower ground floor flats an entrance each from the rear. There is a small garden to the front, a path to the side and a terraced garden to the rear. Ample parking is available on street.

The ground floor flat comprises a kitchen, bathroom w/c and a good size lounge/bedroom. The lower ground floor flat comprises a dining kitchen, bathroom w/c and a bedroom. The first and second floor flat comprises a lounge, a separate kitchen, a bathroom w/c and a spacious bedroom occupying all of the top floor.

Internal viewing recommended of this well managed investment property. The sale is subject to the successful buyer retaining the current lettings management agent, Leeds Rentals.

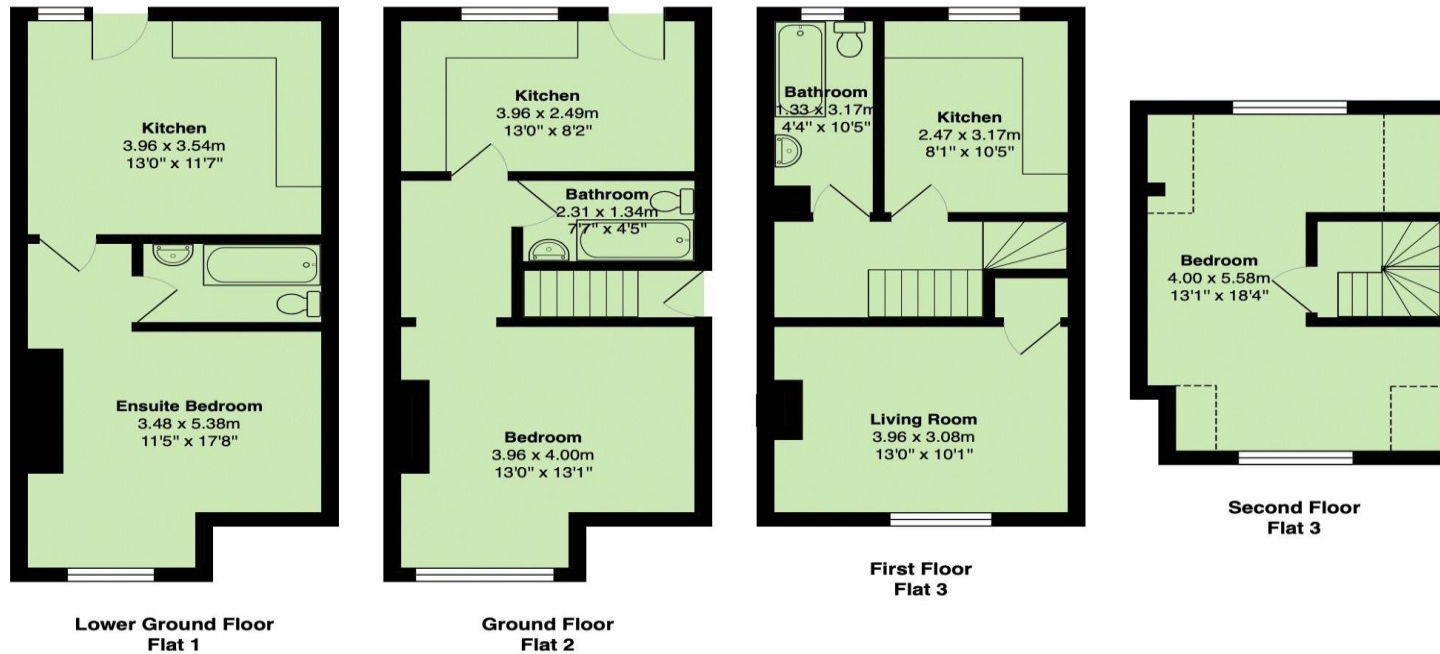






| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

11, Village Place, Burley, LS4 2NT



Total Area: 120.8 m<sup>2</sup> ... 1300 ft<sup>2</sup>

**Tenure** Freehold **Council Tax Band** A

**Possession** Subject to 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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