Castlehill

Estate & Letting Agents

10 Manor Drive, Leeds
LS6 1DE

£430,000 Region



- **Spacious well presented terrace**
- **Seven bedrooms with built-in furniture**
- **Close to Headingley and the universities**
- **Let until 30th June 2027**
- **Gross rent £40,950 p/a ex bills**
- **Lawful sui generis HMO use**



The Property Ombudsman

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

Your Sales and Lettings Specialist in North Leeds

27TH OCTOBER 2026 UPDATE - THE SELLER ADVISES THAT THEY HAVE AGREED A NEW TENANCY FOR 2027/2028 AND ARE IN RECEIPT OF SIGNED HOLDING AGREEMENTS. THEY INTEND ON SIGNING THE TENANCY CONTRACT AFTER THE 1ST JANUARY 2027. THE AGREED ANNUALISED RENT IS £41,132 EXCLUDING BILLS. AN ANNUALISED YIELD OF OVER 9.5%!

A WELL PRESENTED AND MAINTAINED SEVEN BEDROOMED INVESTMENT PROPERTY, VERY CONVENIENTLY SITUATED CLOSE TO THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY BUT ALSO WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

The spacious and well planned accommodation has a good range of built-in furniture to the bedrooms, briefly comprising an entrance hall, a bedroom, a lounge with a wall mounted flat screen tv and a modern fitted kitchen on the ground floor, two bedrooms, a utility area and a shower room w/c on the lower ground floor, two bedrooms and a bathroom w/c on the first floor and two further bedrooms on the top floor.

Externally, there is a small frontage, a yard to the rear and ample on street parking.

The property is let from the 1st July 2026 and is let at £40,950 p/a excluding bills. It has the benefit of lawful use sui generis (HMO) certificate and the seller has a HMO Licence until 10th March 2028.

The sale is not subject to any lettings management tie-in, so the successful buyer is free to self manage or appoint their preferred agent.













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 170.9 m² ... 1839 ft²

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 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.