



£360,000 Region



- Substantial & spacious mid terrace
- Seven bedrooms, three bath/shower rooms
- Central Headingley location
- Close to extensive amenities
- Let from 1st July 2026 to 30th June 2027
- Gross rent £41,860 p/a inc bills



**A SUBSTANTIAL SEVEN BEDROOMED MID TERRACE PROVIDING SPACIOUS AND WELL PRESENTED ACCOMMODATION, SITUATED IN CENTRAL HEADINGLEY, A SHORT WALK TO THE CRICKET AND RUGBY GROUNDS, EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS AND WITHIN EASY REACH OF THE UNIVERSITY CAMPUS' AND LEEDS CITY CENTRE.**

The property is currently vacant but let from the 1st July 2026 until 30th June 2027 at £41,860 p/a including bills (£32,396p/a excluding bills).

The accommodation briefly comprises an entrance hall, a large lounge with flat screen TV, a modern fitted kitchen, a bedroom and a shower room w/c on the ground floor, a basement with potential for further development if required, subject to relevant consents, three bedrooms and a bathroom w/c on the first floor and three further bedrooms and another shower room w/c on the second floor.

Outside, there is a garden to the front and a yard to the rear. Ample parking is available on street. The seller has a HMO Licence until 16th March 2028.

The sale is subject to the successful buyer retaining the current lettings management agent, Springwell Properties.





29, Estcourt Terrace, Headingley, LS6 3EX



Total Area: 179.4 m<sup>2</sup> ... 1931 ft<sup>2</sup>

**Tenure** Freehold  
**Council Tax Band** C  
**Possession** Sold subject to existing tenancies

**Point to note:**  
 Following the recent introduction of the Rent Reform Act, unless further changes are made, from the 1st May 2026, the above tenancy will automatically transfer from an assured shorthold tenancy agreement to a periodic tenancy agreement, therefore the tenancy termination date will no longer apply.

**Offer procedure**  
 If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

**Viewings**  
 All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

**Appliances/Services**  
 None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**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.

**Houses in Multiple Occupation (HMO)**  
 This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](https://www.leeds.gov.uk/) website for more information.

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		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

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



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