

Castlehill

Estate & Letting Agents

56 Beechwood View, Leeds
LS4 2LP



£225,000 Region



- Very Spacious Through Terrace
- Three Bedrooms Plus Spare Room
- Let Until June 2026!! At £17,964 PA Exc Bills.
- Convenient & Popular Letting Location
- Sold As an On-Going Concern - EPC Rated C
- Must See Investment Opportunity



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

A VERY SPACIOUS ELEVATED 3/4 BEDROOMED THROUGH TERRACE, WITH WELL MANAGED ACCOMODATION OVER FOUR FLOORS IN THIS SOUGHT-AFTER AND HIGHLY CONVENIENT RESIDENTIAL LETTING LOCATION, A COUPLE OF MINUTES WALK TO BURLEY PARK TRAIN STATION, LOCAL SHOPS AND WITHIN EASY REACH OF HEADINGLEY'S EXTENSIVE AMENITIES AND SOCIAL SCENE, WITH THE MAIN UNIVERISITES AND LEEDS CITY CENTRE ALSO WITHIN WALKING DISTANCE.

The property is currently let until 30th June 2026 at an attractive rent of £17,964 p/a excluding bills. The deceptively well configured accommodation comprises a lounge and kitchen on the ground floor, two lower ground floor bedrooms and a shower rooms & wc. Good sized first floor bedroom and a house bathroom & w/c with separate shower enclosure and a further bedroom on the second floor, split and occupying the entire top floor. The unoccupied lower ground floor forth room could be a study or converted to a useful utility. In our opinion, the property offers some further scope to improve internally or upgrade the facilities to generate higher rents!

Externally, there is a small garden to the front and ample on street parking.

Internal viewing strongly recommended of this well run and larger than average, ready made investment.

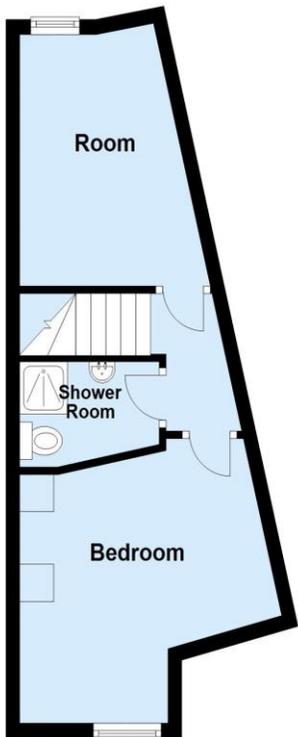
The property is EPC rated 'C' and being sold as an on going concern with immediate income on completion and is currently self managed by the owner, potentially saving on letting management costs or a buyer would be free to appoint their own preferred letting agent. The property is currently being marketed to let for 2026/27 by MHS Properties, so if we are advised that the property is let during the marketing and our sales details will be updated to reflect this.





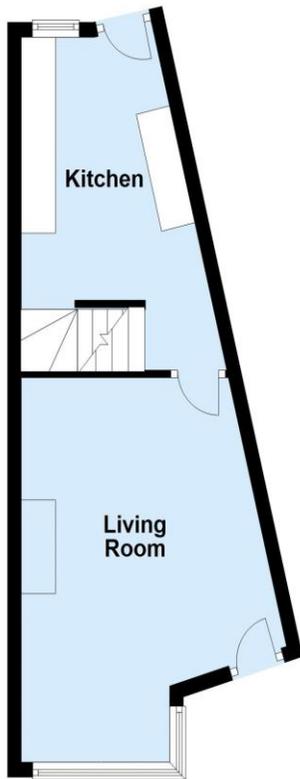
Lower Ground Floor

Approx. 26.2 sq. metres (281.9 sq. feet)



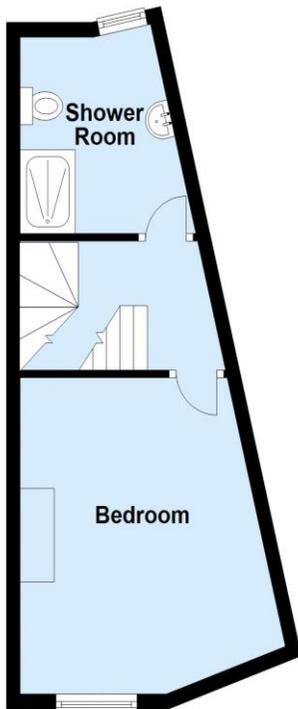
Ground Floor

Approx. 27.6 sq. metres (297.5 sq. feet)



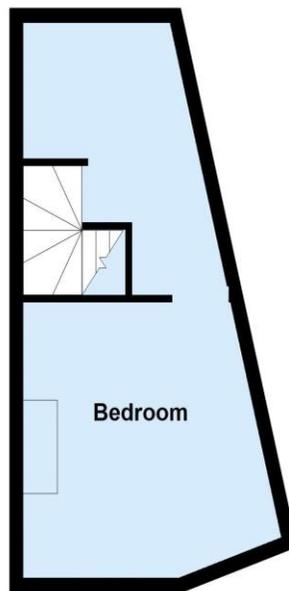
First Floor

Approx. 25.7 sq. metres (277.0 sq. feet)



Second Floor

Approx. 22.0 sq. metres (236.7 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Plan produced using PlanUp.

Tenure Freehold **Council Tax Band** B
Possession Subject to existing tenancy agreements

Viewings

All viewings are by appointment. 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 a 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	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.

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