

Castlehill

Estate & Letting Agents

4 Woodside Place, Leeds
LS4 2QU

£199,950 Region



- Very Spacious, Elevated 2 Bedroomed Back to Back
- Much Improved Interior!
- A Very useful Basement/Extra Space or Occasional Room!
- Ideal First Home or Continued Investment
- Vacant Possession Offered in May 2026



A VERY SMARTLY PRESENTED AND WELL PLANNED TWO BEDROOMED MID TERRACED BACK TO BACK WITH A VERY USEFUL LOWER GROUND FLOOR BASEMENT & 3 X BATHROOMS & W/C'S, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO EXTENSIVE LEISURE AND SHOPPING AMENITIES ON KIRKSTALL ROAD & HAVING EXCELLENT ACCESS INTO LEEDS CITY CENTRE.

The tastefully presented and much improved accommodation comprises a modern open plan lounge and fitted kitchen with breakfast bar, a lower ground floor basement room with a shower room w/c, providing extra internal space for storage, study or occasional room! A first floor double bedroom with a bathroom & w/c and a further double bedroom on the top floor with another separate bathroom & w/c. There is a small landscaped low maintenance garden to the front which enjoys a sunny aspect and ample unrestricted on-street parking. The property is currently let to two tenants until 31st May 2026 but would ideally suit conversion back to a first/family home, once vacant possession is obtained.

Internal viewing strongly recommended!

IDEAL FOR PRIVATE OCCUPATION OR INVESTMENT & CAN BE OFFERED FOR SALE WITH VACANT POSSESSION AT THE END OF THE CURRENT TENANCY AGREEMENT.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Tenure Freehold
Council Tax Band A
Possession Sold subject to existing tenancies
Point to Note Photographs taken pre tenancy.

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.

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.

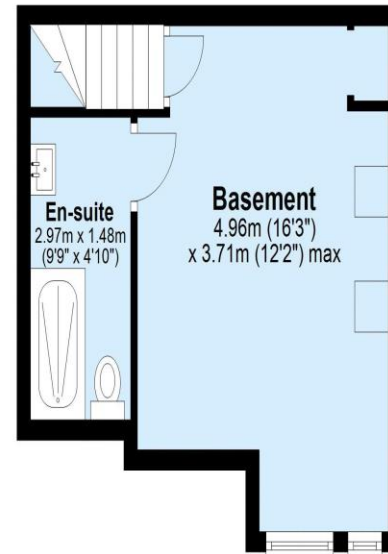
House in Multiple Occupation (HMO)

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/leeds-city-council) website for more information.

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.

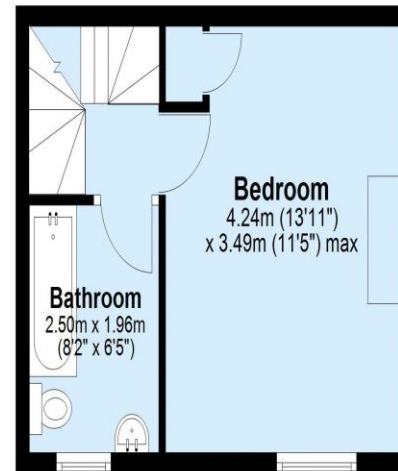
Lower Ground Floor

Approx. 23.1 sq. metres (248.2 sq. feet)



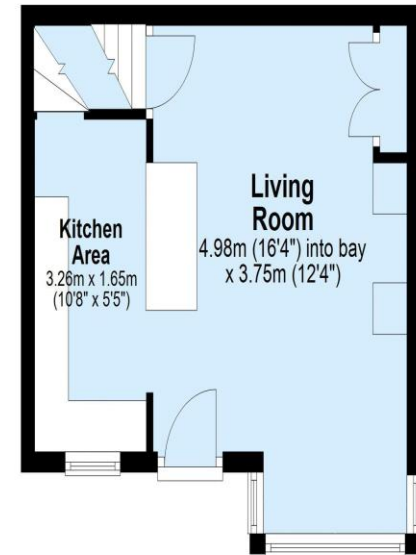
First Floor

Approx. 23.4 sq. metres (251.4 sq. feet)



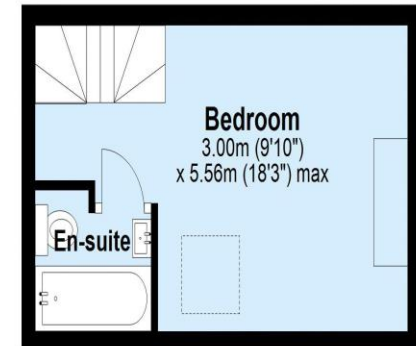
Ground Floor

Approx. 24.7 sq. metres (265.8 sq. feet)



Second Floor

Approx. 16.5 sq. metres (178.0 sq. feet)



Total area: approx. 87.6 sq. metres (943.4 sq. feet)

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