

Castlehill

Estate & Letting Agents

9 Grimthorpe Place, Leeds
LS6 3JT



£210,000 Region



- Well maintained mid terrace
- Three bedrooms
- Prime central Headingley location
- Close to extensive amenities
- Let until 30th June 2027
- Gross rent £16,425 p/a



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

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North Leeds

A WELL MAINTAINED THREE BEDROOMED BACK TO BACK TERRACE SITUATED IN A CUL-DE-SAC IN THE HEART OF HEADINGLEY, JUST A FEW MINUTES WALK TO THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS AND WITH EASY ACCESS TO THE VARIOUS UNIVERSITY CAMPUS' AND LEEDS CITY CENTRE.

The property is currently let until 30th June 2026 at £16,581 p/a including contents insurance and re-let from the 1st July 2026 until 30th June 2027 at £16,425 p/a including contents insurance. The property also has a certificate of lawful HMO/C4 use. The sale is not subject to any lettings management tie-in, so buyers are free to self manage or appoint their preferred agent.

The accommodation comprises an open plan lounge and kitchen, a useful utility room and storage in the basement, a double bedroom and spacious bathroom w/c on the first floor and two further bedrooms on the top floor.

Outside, there is a paved garden to the front and ample on street parking.

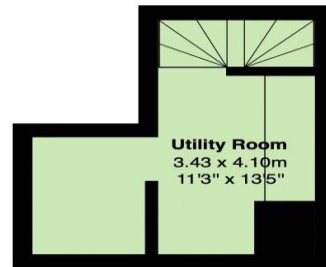
Internal viewing recommended of this well run investment property in a prime location.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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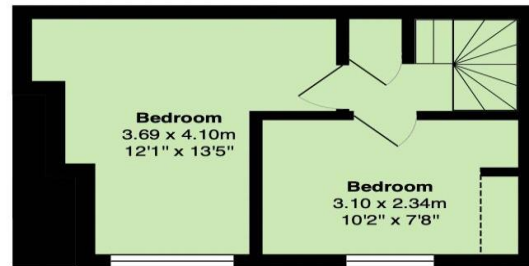
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 81.8 m² ... 881 ft²

Tenure	Freehold	Council Tax Band B	Possession Sold subject to existing tenancies
Viewings Offer procedure	All viewings are by appointment only. Please note that some viewing arrangements may require at least 24 hours notice. 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.		
(HMO) The Renters' Rights Act Disclaimer	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 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. 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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