

Castlehill

Estate & Letting Agents

12 Beechwood View, Leeds
LS4 2LP

£395,000 Region



- Very spacious terrace
- 6 bedrooms, 3 shower room w/c's
- Stylish modern interior
- Close to shops, train station & Headingley
- Let from 1st July 2026
- Gross rent £43,800 p/a inc bills



A WONDERFUL SIX BEDROOMED MID TERRACE WITH THREE SEPARATE SHOWER ROOM W/C'S PROVIDING SPACIOUS MODERN AND TASTEFULLY PRESENTED ACCOMMODATION, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, TRAIN STATION, THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITHIN EASY REACH OF THE VARIOUS UNIVERSITY SITES. The property is let from the 1st July 2026 at £43,800 p/a including bills (circa £37,440 p/a excluding bills) making an ideal investment purchase. The seller has a pending application for lawful C4 HMO use with a target decision date of 18th August 2026 and a HMO Licence until 16th September 2029. The sale is subject to the successful buyer retaining the current lettings management agent, Beyond Lettings. The modern and well planned accommodation comprises a generous lounge and modern dining kitchen on the ground floor, two lower ground floor bedrooms with a shower room w/c, two first floor bedrooms and two shower room w/c's on the first floor and two further bedrooms on the top floor. Outside, there is a small garden to the front and a yard to the rear. Ample parking is available on street to both the front and rear.

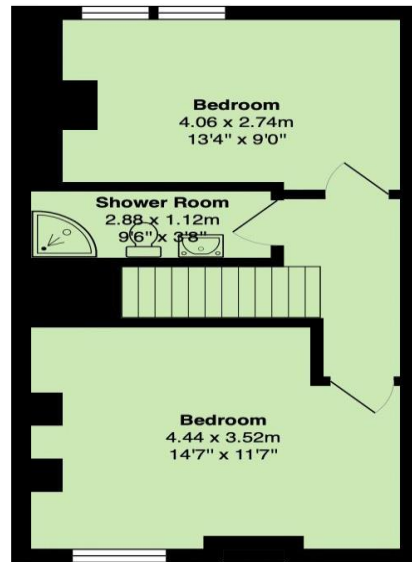
Point to note: Internal photos provided by the letting agent prior to tenancies.



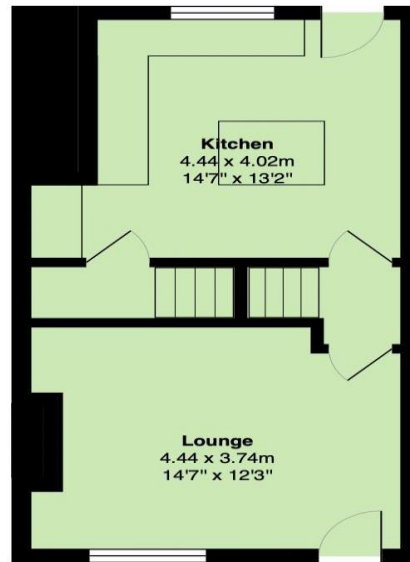


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

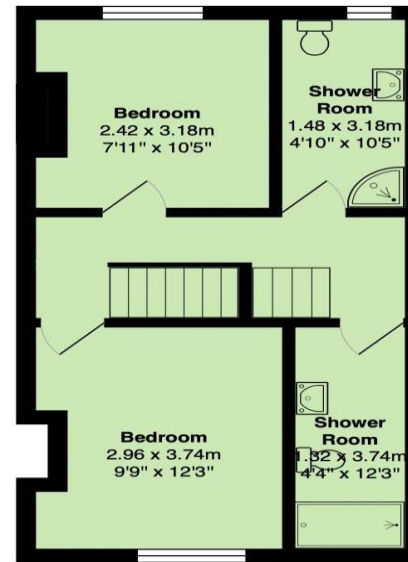
12, Beechwood View, Burley, LS4 2LP



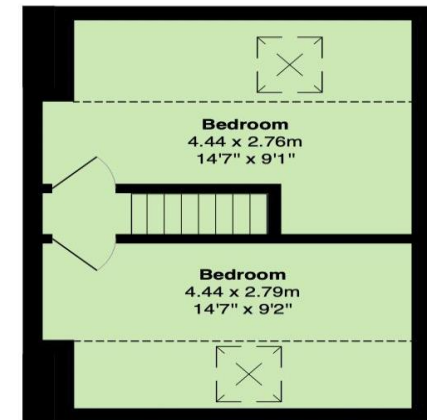
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 141.1 m² ... 1519 ft²

TENURE FREEHOLD **Council Tax Band** B

POSSESSION - SUBJECT TO EXISTING TENANCIES

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 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](https://www.leeds.gov.uk/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.

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

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