# Castlehill

Estate & Letting Agents

**28 Manor Drive, Leeds**
**LS6 1DE**

**£280,000 Region**



- **Well managed HMO terrace**
- **Four double bedrooms with fitted furniture**
- **Close to Headingley & the universities**
- **Let until 30th June 2027**
- **Gross rent £23,712 p/a ex bills**



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

The Property Ombudsman

Your Sales and Lettings Specialist in North Leeds

**27TH OCTOBER 2026 UPDATE - THE SELLER ADVISES THAT THEY HAVE AGREED A NEW TENANCY FOR 2027/2028 AND ARE IN RECEIPT OF SIGNED HOLDING AGREEMENTS.**

**THEY INTEND ON SIGNING THE TENANCY CONTRACT AFTER THE 1ST JANUARY 2027. THE AGREED ANNUALISED RENT IS £23,712 EXCLUDING BILLS.**

**A VERY SPACIOUS WELL MANAGED FOUR BEDROOMED HMO TERRACE, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK INTO HEADINGLEY AND ITS EXTENSIVE AMENITIES, SHOPS, BARS AND RESTARAUNTS, WITH EASY ACCESS INTO LEEDS AND THE UNIVERSITIES.**

The property is let from 1st July 2026 until 30th June 2027 at £23,712 p/a, excluding bills. The property has a lawful use certificate as a HMO in C4 use. The sale is not subject to any lettings management tie-in, allowing buyers to self manage or appoint their preferred agent. The well planned accommodation, comprises an entrance hall, bedroom, lounge and a useful utility room on the ground floor, a lower ground floor dining kitchen and storage room, a first floor double bedroom and two shower room w/c's, with a two further double bedrooms on the top floor. All bedrooms have fitted furniture. Outside, there is a small frontage and a yard to the rear. Ample parking is available on street.













| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |




Total Area: 126.5 m² ... 1361 ft²

**Possession** Sold subject to existing tenancies **Council Tax Band** B

**Tenure** Freehold

**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 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 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.