

# castlehill

Estate Agents

7 Buckingham Avenue Leeds  
LS6 1DJ

£385,000 Region



- Fantastic Extended Semi-Detached
- Five Bedrooms, 3 Bath/Shower Rooms
- Spacious and Well Presented
- Close to Headingley in Sought-after Location
- Let until 30th June 2021
- Attractive Gross Rent £33,000 p/a inc bills



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



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**A FANTASTIC FIVE BEDROOMED SEMI-DETACHED PROPERTY PROVIDING WELL PLANNED SPACIOUS ACCOMMODATION OVER THREE FLOORS, SITUATED IN THIS ATTRACTIVE BACK-WATER LOCATION, JUST A SHORT WALK TO HEADINGLEY AND EXTENSIVE AMENITIES, WITH THE UNIVERSITIES & CITY CENTRE ALSO WITHIN EASY REACH.**

**Currently being offered for sale as an on-going high quality investment, let until 30th June 2021 generating an attractive rent of £33,000 inclusive of bills.**

The current owners have overseen a comprehensive renovation program including skilfully and sympathetically extending the ground floor and into the loft providing well planned accommodation, high quality planitherm double glazing & high security doors, whilst retaining much of the original character. Briefly comprising a generous entrance hall leading to a side entrance hall with separate w/c and utility cupboard off, two double bedrooms and a lovely open plan living kitchen with feature fireplace Velux windows and glazed doors opening onto the rear garden. Upstairs there are two further double bedrooms, a bathroom w/c and a shower room w/c with a further double bedroom and ensuite shower room w/c on the top floor enjoying leafy views to the rear. Other features include stripped varnished floor boards, period fireplaces, gas central heating, UPVC double glazing, security and hard wired smoke alarms. Outside, there is a lawned front garden and off street parking with a drive/path to the side leading to the rear garden with a paved patio area and raised lawn.

The owners have a HMO Licence for 5 occupants until 1st June 2022 and a certificate of lawful use as a HMO (C4). As part of the sale, the sellers would prefer the buyers to adopt the existing lettings management agent for at least the remainder of the current tenancy agreement.

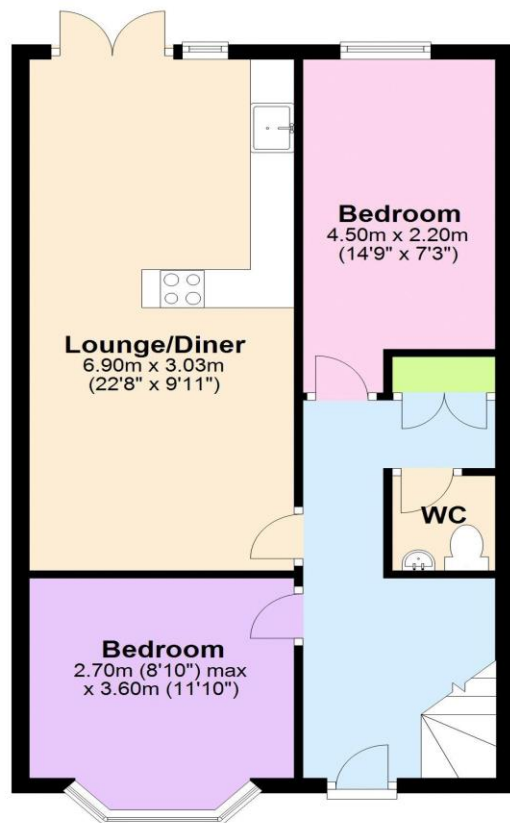






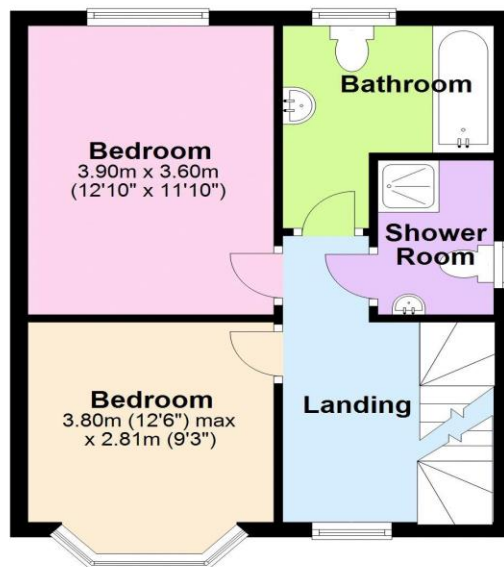
## Ground Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



## First Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



## Attic

Approx. 30.3 sq. metres (326.0 sq. feet)



Total area: approx. 123.4 sq. metres (1328.7 sq. feet)

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

#### LOCATION

Travelling from Headingley on Otley Road as it continues into Headingley Lane. Turn right onto Buckingham Road, turn right onto Buckingham Grove, turn left onto Buckingham Avenue.

#### Council Tax Band C

#### TENURE Freehold.

**POSSESSION** Subject to the existing tenancy agreement with vacant possession 30th June 2021.

#### Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

#### Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

#### Appliances/Services

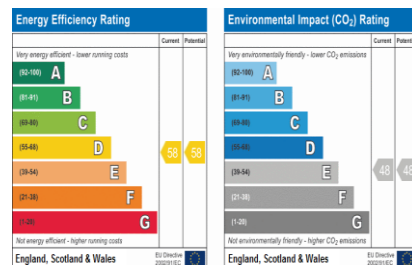
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment

#### 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.

**Houses in Multiple Occupation (HMO)** HMO's are subject to C4 or Sui Generis planning class use. Buyers are advised to consult Leeds City Council for HMO advice & guidelines. Along with the other Licensing requirements, recent changes include minimum bedroom and communal room sizes, dependent on the number of bedrooms. We understand rooms not meeting these minimum sizes pro-rata to the number of bedrooms, could lead to HMO Licences not being renewed.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.



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