



- Two Bedroomed End Back to Back
- Highly Central Headingley Position
- Suitable for FTB's & Investors
- Offered with Vacant Possession in June 26
- Gas Centrally Heated & UPVC D/Glazed
- Many Attractive Amenities on the Doorstep!



A versatile and spacious **TWO BEDROOMED END BACK TO BACK** property situated in the **HEART OF HEADINGLEY**, within easy reach to both Leeds University and Becketts Park Campus, a very sought after letting position, central to many amenities, shops, restaurants/bars and local services and of equal interest to private buyers, parents considering a purchase for son/daughter and investors!

Currently let until 30th June 2026 generating a monthly rental of £900 pcm. It can be sold with vacant possession at the end of the tenancy, appealing to first time buyers looking for a characterful home or it can be sold as a going concern as a continued investment.

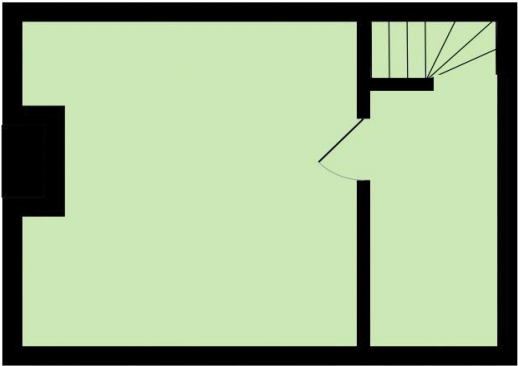
The property is **GAS CENTRALLY HEATED** and upvc double glazed and requires some general updating. The accommodation comprises; open plan kitchen to the lounge which enjoys additional light from the gable end wall, cellar, a good sized first floor bedroom and house bathroom & wc and a further good sized bedroom on the second floor with a dormer window.

AN IDEAL INVESTMENT WITH EXCELLENT POTENTIAL TO LIFT RENTS OR FIRST HOME!

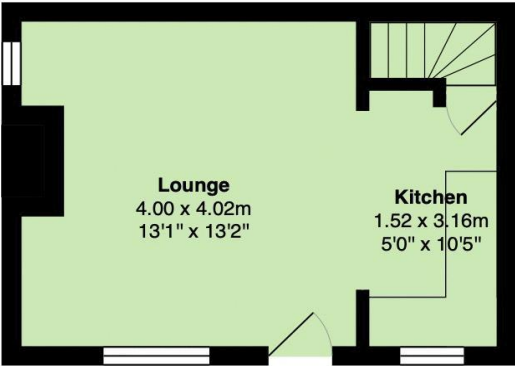




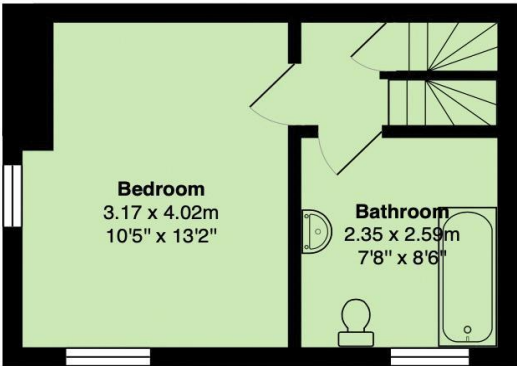
8, Granby Street, Headingley, LS6 3AZ



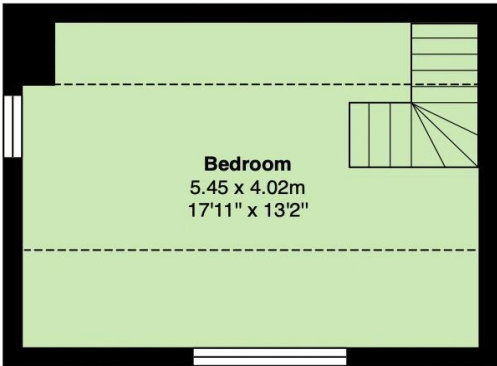
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 88.4 m² ... 952 ft²

Tenure

Freehold

Council Tax Band

A

Possession

Subject to tenancy

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.

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

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.

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