

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
- Great investment opportunity



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 currently let until 30th June 2026 at £22,880 p/a excluding bills and re-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.





28, Manor Drive, Headingley, LS6 1DE



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		

Possession

Sold subject to existing tenancies

Council Tax Band B

Tenure Freehold

Making an offer

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 an independent mortgage broker along with other property professionals.

Anti-money Laundering

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.

Rent Reform Act

The Rent Reform 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.

Article 4 Direction

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](https://www.leeds.gov.uk/) website for more information.

Disclaimer

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice. 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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