

Castlehill

Estate & Letting Agents

3 Cliff MountLeeds
LS6 2HP

£325,000 Region



- Substantial and elevated end 4 bed terrace
- Basement conversion potential
- Useful garage to the rear
- Let until 30th June 2024
- Gross rep/a inc bills
- Gross rent £26,352 p/a inc bills



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

Your Sales
and Lettings
Specialist in
North Leeds

A SUBSTANTIAL & CHARACTERFUL ELEVATED FOUR BEDROOMED END TERRACE, WITH AN EXTENSIVE BASEMENT AND GARAGE, LOCATED IN THIS PRIME POSITION, JUST A SHORT WALK TO THE MAIN UNIVERSITY SITES AND LEEDS CITY CENTRE.

The property is let from 1st July 2023 to 30th June 2024 @ £26,352 p/a including bills and is subject to the successful buyer retaining the current letting management agent Sugarhouse Properties for at least the remainder of the agreed tenancy.

This spacious property offers significant potential to develop the basement, increasing the total accommodation to six bedrooms or creating a self-contained flat, all subject to the relevant consents. The generously proportioned accommodation comprises, an entrance hall, lounge and dining kitchen on the ground floor, an extensive basement, two double bedrooms and a bathroom w/c on the first floor and two further double bedrooms on the top floor. Externally, there is a small front garden and an enclosed garden to the rear with a detached single garage.

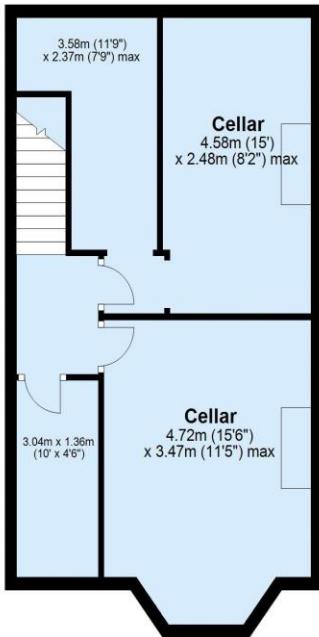
Internal inspection recommended to appreciate this attractive period property retaining many original features with lots of additional potential.





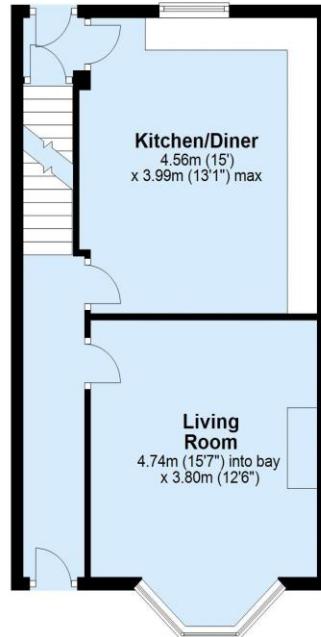
Lower Ground Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



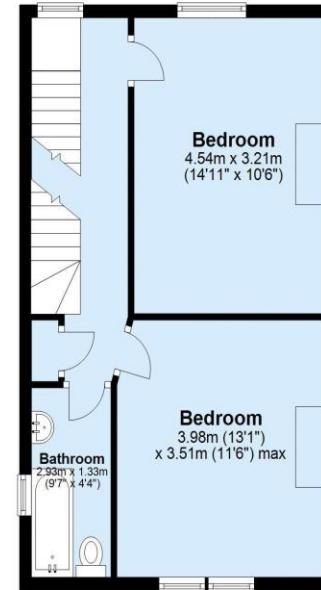
Ground Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



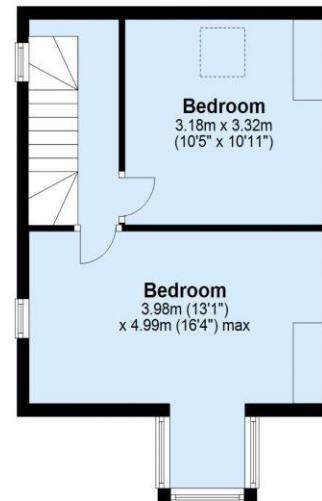
First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Second Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

B

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.

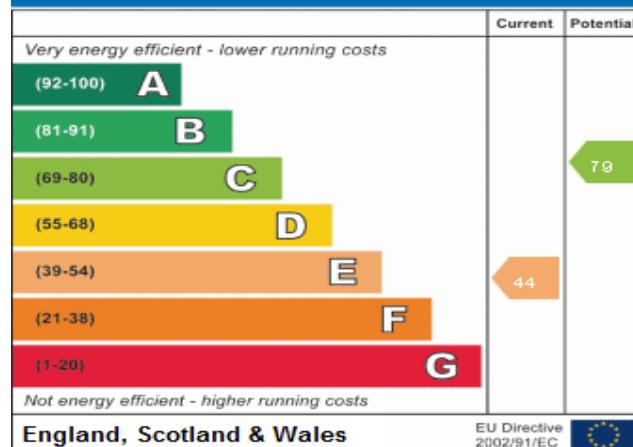
Management Clause

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.

Houses in Multiple Occupation (HMO)

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

Energy Efficiency Rating



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.