

Offers in Excess of £625,000 Region



- Substantial Period Terrace
- Split Into 6 Self-Contained Flats
- Annualised Rent of £48,528
- Let Until July 2022
- Prime City/University Location
- Additional Basement Potential



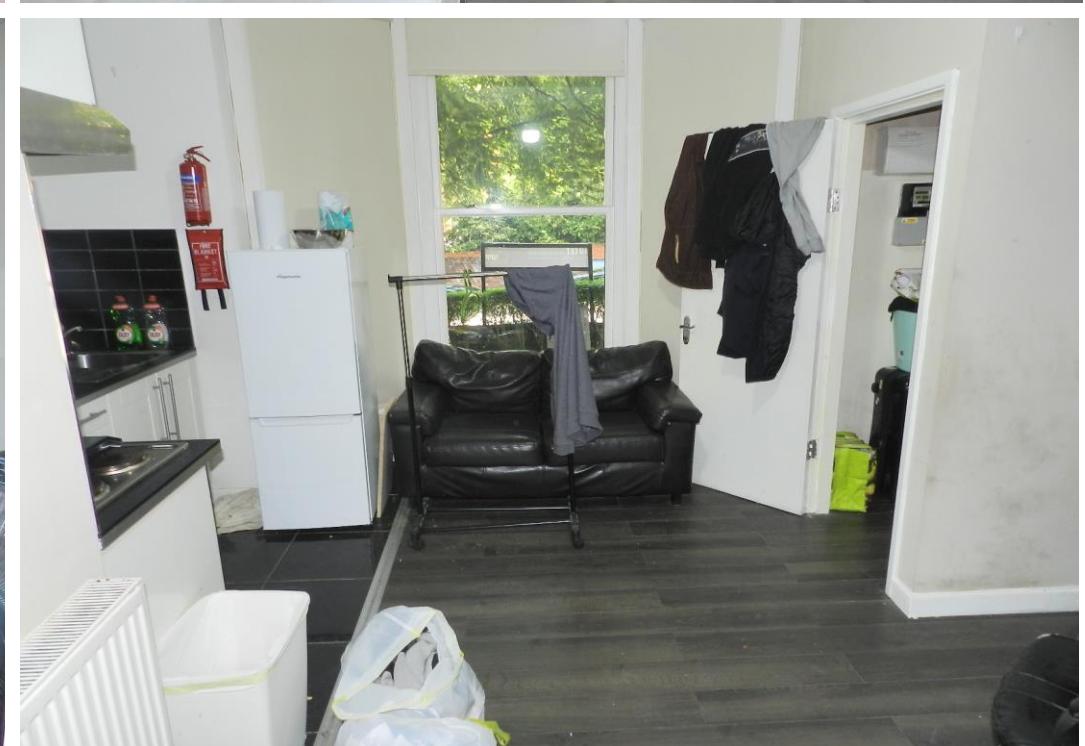
A FANTASTIC INVESTMENT OPPORTUNITY, SITUATED IN THIS PRIME POSITION JUST A SHORT WALK TO THE MAIN UNIVERSITY SITES, HOSPITALS AND LEEDS CITY CENTRE, COMPRISING 6 SELF-CONTAINED STUDIOS AND FLATS LET UNTIL SUMMER 2022 PRODUCING A TOTAL ANNUALISED RENT ROLL OF £48,528 (inc bills).

This substantial terrace is situated in one of Leeds' many leafy conservation areas and comprises six well presented units; two ground floor studio flats, a rear entrance hall and utility area for communal use, three first floor studio flats and a larger two bedroomeed flat on the top floor. There is also a basement which currently houses the meters and gas boiler, but also offers further potential to development, subject to relevant consents. We understand the property has one set of utility supplies with electric & water sub meters. The gas boiler serves all the flats.

Externally there is an enclosed lawned garden to the front and a yard to the rear.

Internal inspection is highly recommended to appreciate this well run investment concern.

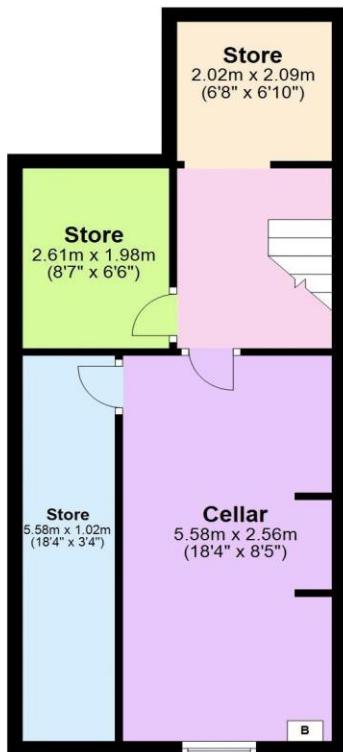






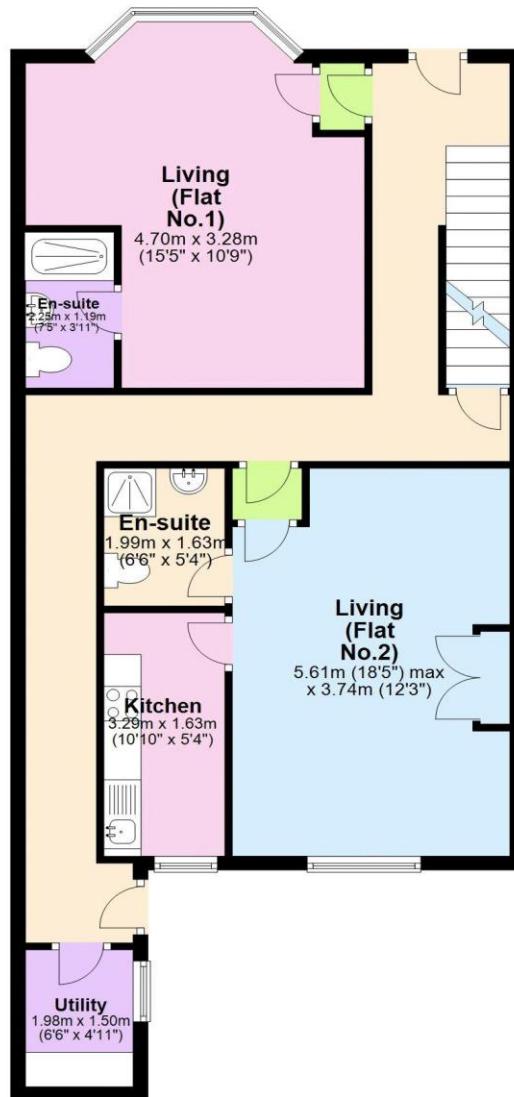
Cellar

Approx. 36.3 sq. metres (390.5 sq. feet)



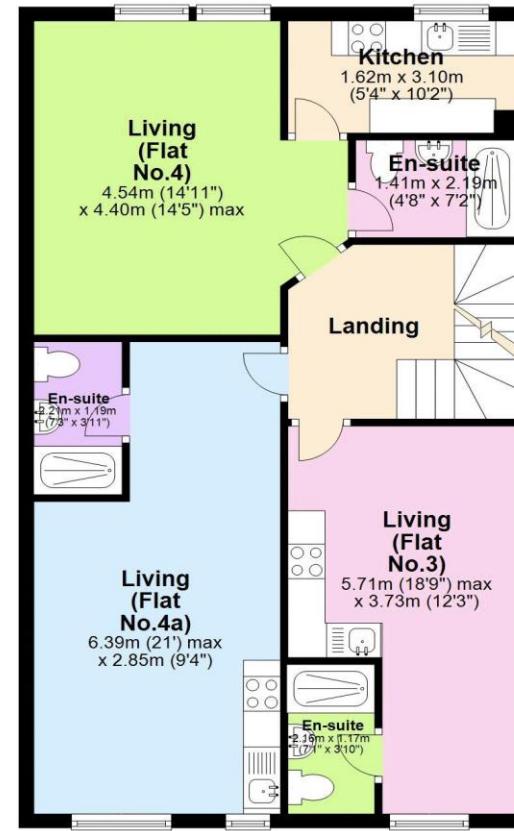
Ground Floor

Approx. 79.9 sq. metres (859.6 sq. feet)



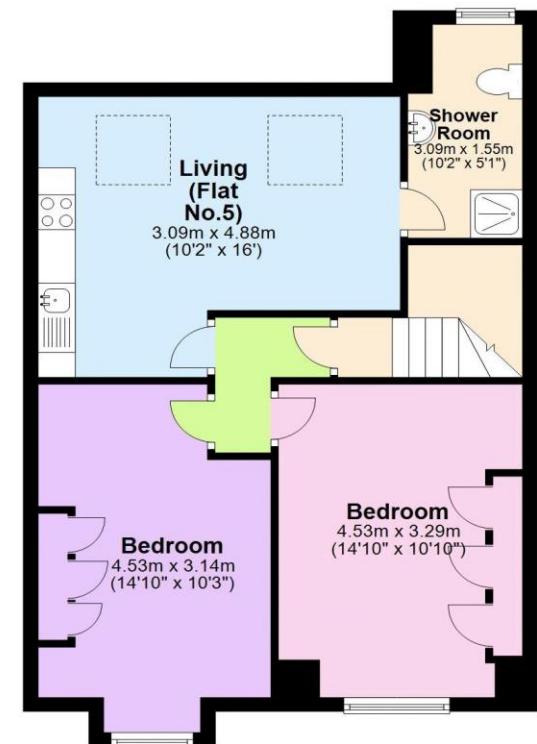
First Floor

Approx. 74.4 sq. metres (800.8 sq. feet)



Second Floor

Approx. 59.0 sq. metres (634.9 sq. feet)



Total area: approx. 249.5 sq. metres (2685.7 sq. feet)

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

Tenure

Freehold

Council Tax Band

A

Possession

Flat 1	31.8.2022	£7,440 p/a	Inc electric, gas, water & broadband
Flat 2	30.6.2022	£7,680 p/a	Inc electric, gas, water & broadband
Flat 3	30.6.2022	£7,188 p/a	Inc electric, gas, water & broadband
Flat 4	30.6.2022	£7,500 p/a	Inc electric, gas, water & broadband
Flat 4a	31.8.2022	£6,420 p/a	Inc electric, gas, water & broadband
Flat 5	30.6.2022	£12,300 p/a	Inc electric, gas, water & broadband
Total		£48,528 p/a	

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.

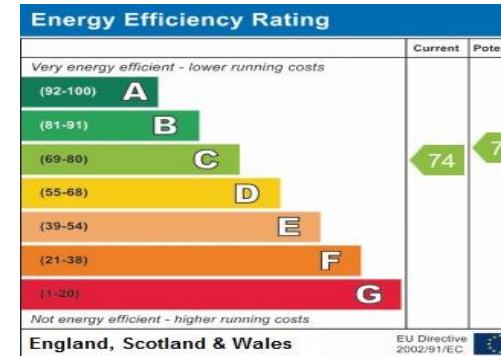
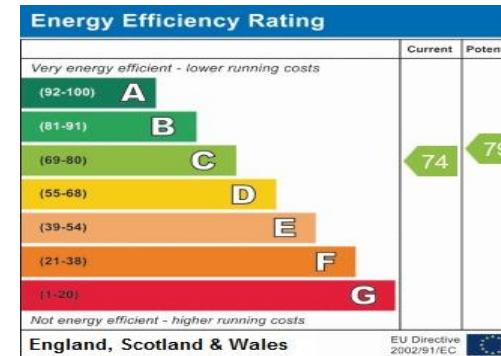
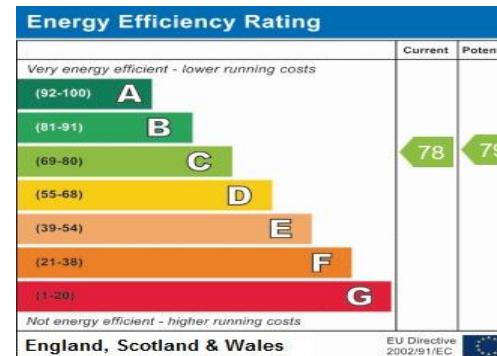
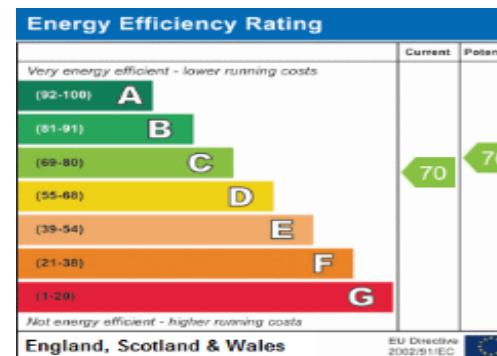
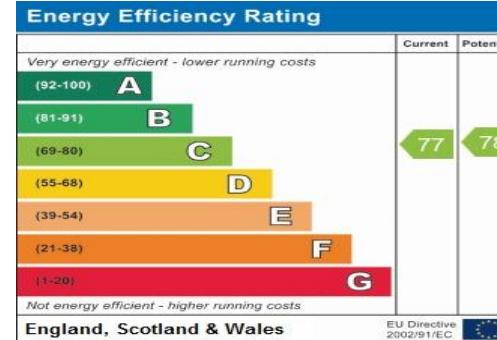
Appliances/Services

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.

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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