

# Castlehill

Estate & Letting Agents

15, Ash Grove, Leeds  
LS6 1AX



£499,950 Region



- Substantial period terrace
- Characterful and spacious accommodation
- Seven bedrooms, three shower room w/c's
- Prime location, close to universities & city centre
- Let until 30th June 2027
- Gross rent £45,632 p/a ex bills



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North Leeds

**A SUBSTANTIAL AND WELL MANAGED SEVEN BEDROOMED CHARACTERFUL PERIOD TERRACE, BEING SOLD AS A SUCCESSFUL HMO INVESTMENT CONCERN, LOCATED IN THIS PRIME AND SOUGHT AFTER LOCATION, A SHORT WALK TO LOCAL SHOPS, CAFES, THE LOVELY OPEN SPACES OF HYDE PARK AND THE UNIVERSITIES AND CITY CENTRE BEYOND.**

The property is currently let on individual tenancy agreements until 30th June 2026 at £44,150 p/a excluding bills and re-let on individual tenancy agreements from the 1st July 2026 to 30th June 2027 at £45,632 p/a excluding bills. The seller has a HMO Licence until 27th June 2027 and the property has a certificate of lawful 'Sui Generis' HMO use. The sale is not subject to a lettings management tie in, so the successful buyer is free to self-manage or appoint their preferred agent.

We understand the seller has invested significantly in energy efficiency works which have resulted in achieving a grade 'C' EPC rating. The well maintained and presented property which retains many original features, comprises a very generous lounge with bay window, ceiling coving and feature fireplace, a modern fitted dining kitchen and a shower room w/c on the ground floor.

On the lower ground floor, there are two double bedrooms, a shower room w/c, a laundry room and access to the rear garden. Upstairs, there are three bedrooms, another shower room w/c and two further bedrooms on the top floor.

Outside, there is a garden to the front and a lovely paved enclosed garden to the rear, ideal for those summer BBQ's!

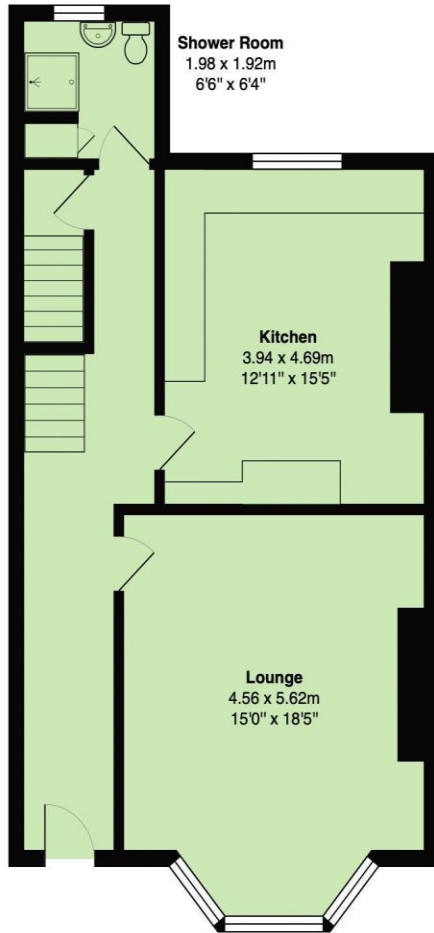
Internal viewing is essential of this high quality generously proportioned and characterful, well run investment property.



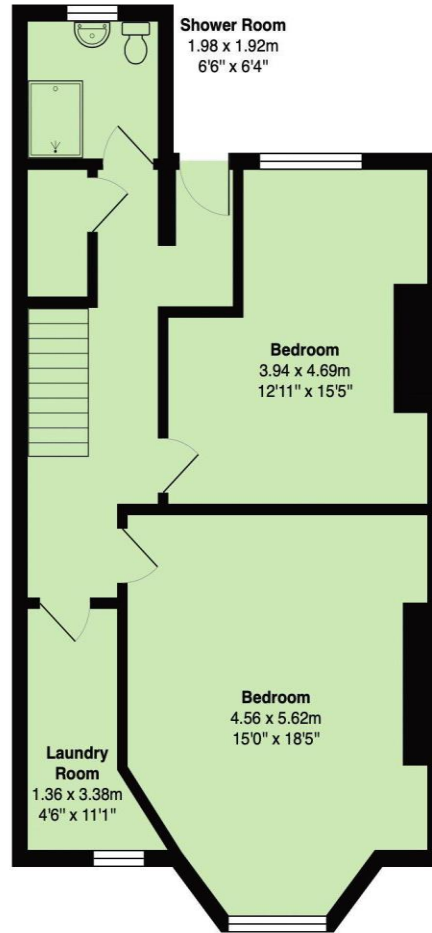




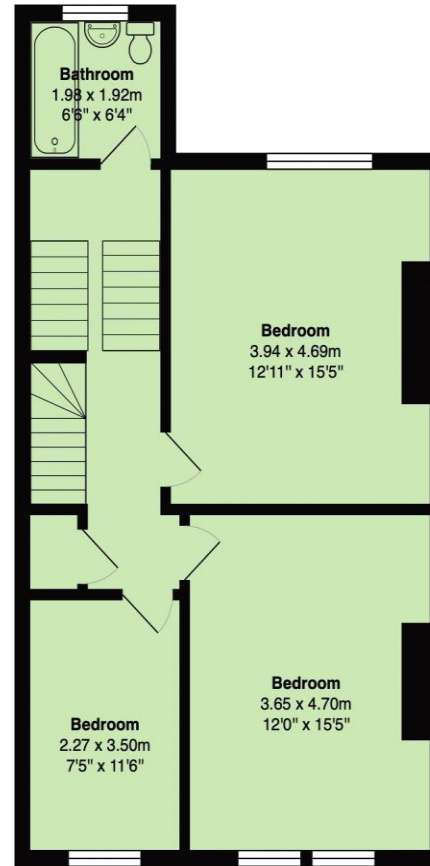
15, Ash Grove, Hyde Park, LS6 1AX



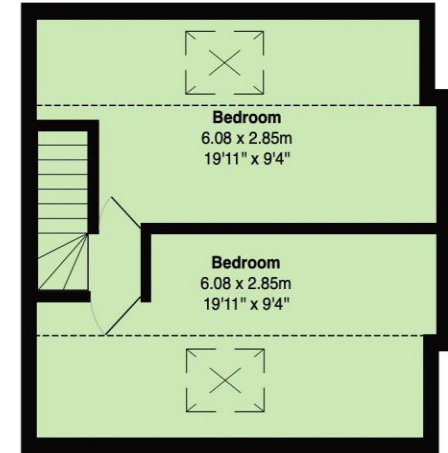
Ground Floor



Lower Ground Floor



First Floor



Second Floor

Total Area: 220.1 m<sup>2</sup> ... 2369 ft<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<b>Tenure</b>	Freehold
<b>Council Tax Band</b>	D
<b>Possession</b>	Sold subject to existing tenancies
<b>Viewings</b>	All viewings are by appointment. Please note that some viewing arrangements may require at least 48 hours notice.
<b>Offer procedure</b>	<p>If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position.</p> <p>We strongly advise taking independent mortgage advice and we can recommend a mortgage broker along with other property professionals.</p> <p>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.</p>
<b>Appliances/Services</b>	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.
<b>Management Clause</b>	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.
<b>House in Multiple Occupation (HMO)</b>	<p>This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the <a href="#">Leeds City Council</a> website for more information.</p> <p>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.</p>