

Castlehill

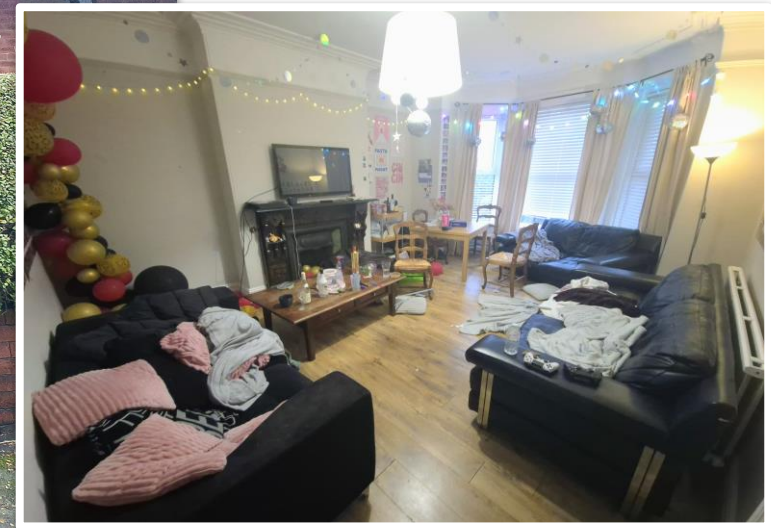
Estate & Letting Agents

46 Delph Lane, Leeds
LS6 2HQ

£525,000 Region



- Very spacious terrace
- Eight bedrooms, 2 x kitchens & large lounge
- Many period features
- Let until 30th June 2027
- Gross rent £57,408 p/a inc bills
- Close to universities & city centre



A VERY SPACIOUS AND WELL MANAGED EIGHT BEDROOMED TERRACE, RETAINING MANY PERIOD FEATURES, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO THE MAIN UNIVERSITIIES AND LEEDS CITY CENTRE, LET UNTIL 30TH JUNE 2027 WITH A FANTASTIC RENTAL INCOME OF £57,408 P/A INCLUDING BILLS (CIRCA £49,920 P/A EXCLUDING BILLS). This impressive HMO investment property has been well managed and cared for and has the benefit of a Lawful use HMO Sui Generis certificate. The sellers also have a HMO Licence until 21st June 2027. The property is currently let until 30th June 2026 at £55,328 p/a including bills and re-let until 30th June 2027 as above.

The well planned accommodation comprises an entrance vestibule, entrance hall, a large lounge with feature fireplace, a modern fitted kitchen and a double bedroom with another feature fireplace; downstairs, there are two more double bedrooms, a second modern fitted kitchen and a shower room w/c; on the first floor, there is a bathroom w/c, a shower room and three bedrooms, the smaller of which uses an additional room on the second floor as a study; the second floor comprises two double bedrooms, a shower room w/c and the afore mentioned study.

Outside, there is a neatly maintained front garden and an enclosed yard to the rear with seating area. The sale is not subject to any lettings management tie-in, so buyers are free to self-manage or appoint their preferred agent.





46, Delph Lane, Woodhouse, LS6 2HQ



Total Area: 212.0 m² ... 2281 ft²

Tenure Freehold
Council Tax Band C
Possession Sold subject to existing tenancies

Point to note:

Point to note - Following the recent introduction of the Rent Reform Act, unless further changes are made, from the 1st May 2026, the above tenancies will automatically transfer from assured shorthold tenancy agreements to periodic tenancy agreements, therefore the termination dates of each tenancy will no longer apply.

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.

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](https://www.leeds.gov.uk/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	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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