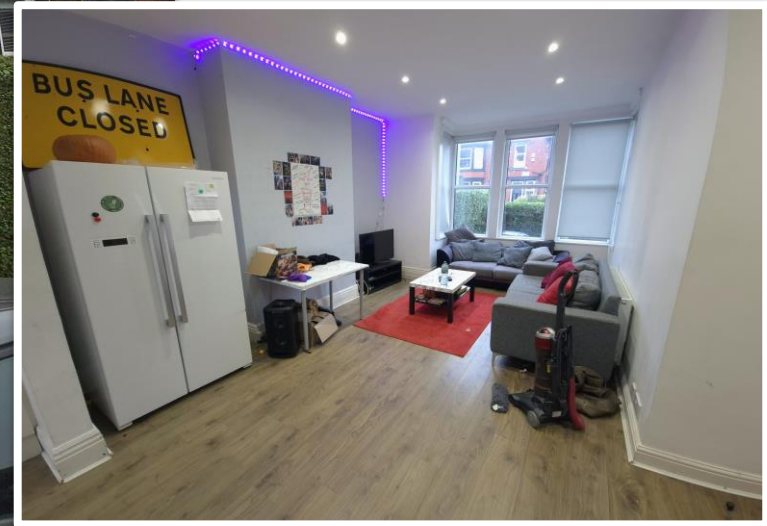




- Spacious end terrace
- 7 bedrooms, 3 bath/shower room w/c's
- Prime central Headingley location
- Well planned accommodation
- Let until 30th June 2027
- Gross rent £50,232, p/a inc bills



A GENEROUSLY PROPORTIONED AND WELL PLANNED SEVEN BEDROOMED END TERRACE, LET UNTIL 30TH JUNE 2027 AT AN ATTRACTIVE GROSS RENT OF £50,232 P/A INCLUDING BILLS (CIRCA £40,768 P/A EXCLUDING BILLS), SITUATED IN THIS PRIME LOCATION IN CENTRAL HEADINGLEY, JUST A FEW MINUTES WALK TO THE CRICKET AND RUGBY GROUNDS, THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE VARIOUS UNIVERSITY CAMPUS'.

The well maintained accommodation, comprises an entrance hall, a bedroom, a shower room w/c and an impressive & generously sized open plan modern fitted dining kitchen and lounge. Upstairs, there are three bedrooms and a bathroom w/c, with three further bedrooms and another shower room w/c on the top floor. Outside, there is a low maintenance garden to the front bordered by mature hedging and a yard to the rear. Ample parking is available on street.

The property is currently let until 30th June 2026 at £49,504 p/a including bills (circa £40,040 p/a excluding bills) and re-let from 1st July 2026 until 30th June 2027 at £50,232 pa including bills (circa £40,768 p/a excluding bills). The seller has a HMO Licence until 25th May 2026. The sale is subject to the successful buyer retaining the current lettings management agent, Springwell Properties, for at least the remainder of the agreed tenancies.





3, Estcourt Avenue, Headingley, LS6 3ES



Total Area: 187.3 m² ... 2016 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Tenure	Freehold	Council Tax Band	D
Possession	Sold subject to existing tenancies		
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.
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.

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.

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