

# Castlehill

Estate & Letting Agents

70 Chapel Lane, Leeds  
LS6 3BW



£399,950 Region



- Substantial well presented terrace
- Flexible accommodation
- Can be let as 6/7 bedrooms
- Or self contained 4 bed and 2 bed units
- Current total gross rent £38,585 p/a inc bills
- Let until 31st August 2024



A WELL PRESENTED AND SPACIOUS MID TERRACE PROVIDING FLEXIBLE ACCOMODATION WITH OPTIONS TO OCCUPY AS A SIX OR SEVEN BEDROOMED PROPERTY OR AS A TWO AND FOUR BEDROOMED PROPERTY. LOCATED IN A VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION AND THE EXTENSIVE AMENITIES IN HEADINGLEY.

The tastefully presented accommodation would suit student or professional letting or indeed it could be of interest as a private home, perhaps with options to let out the lower ground floor as extra income. Briefly comprising an entrance hall, a lounge and a modern dining kitchen with breakfast bar on the ground floor, a lower ground floor with two double bedrooms, a small kitchenette and a shower room w/c, two first floor bedrooms, a small lounge/snug or additional bedroom and a bathroom w/c with two further bedrooms on the top floor. Externally there is a garden to the front with ample on street parking and a yard to the rear.

The property is currently let on two tenancies until 30th August 2024 at £15,121 & £23,464 p/a both including bills totalling £38,585 p/a. We understand Stonehouse Properties are currently marketing the property to re-let to six occupants at £42,120 p/a including bills.

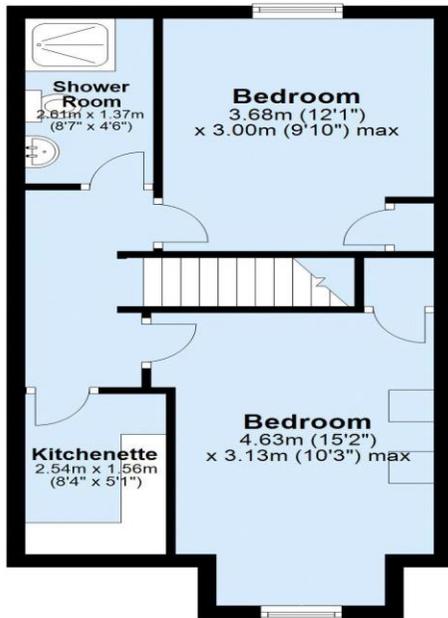
We understand the property has been let to 7 or 8 occupants in the past so the seller currently has a HMO Licence for eight occupants until 6th September 2026. The sale is not subject to a lettings management tie in allowing buyers to self manage or appoint their preferred agent





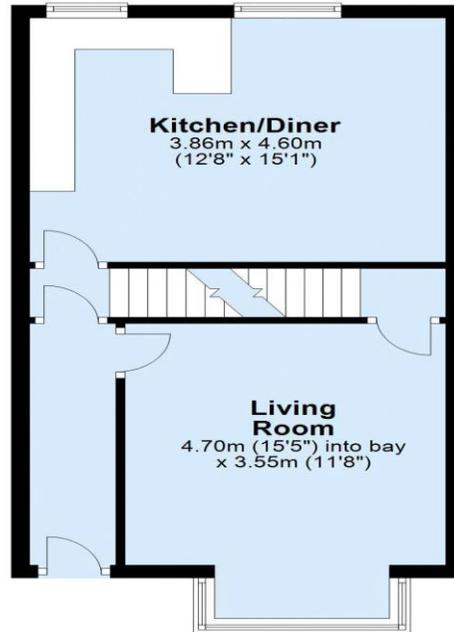
### Lower Ground Floor

Approx. 40.4 sq. metres (434.3 sq. feet)



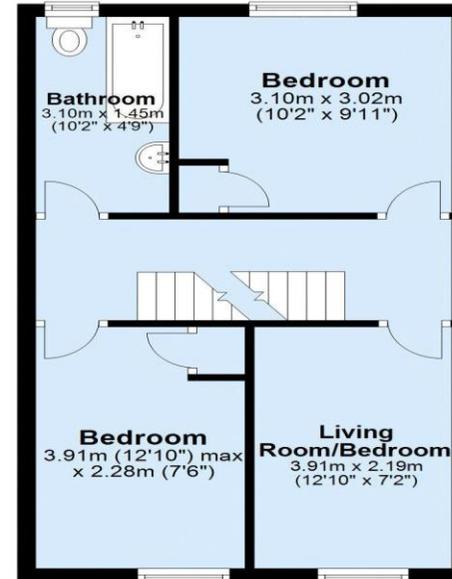
### Ground Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



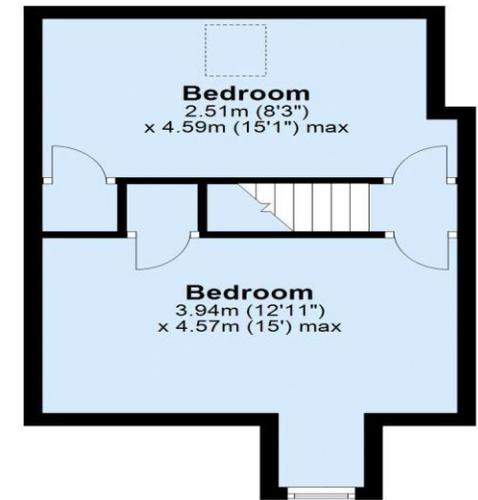
### First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



### Second Floor

Approx. 29.1 sq. metres (313.5 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

A

#### Possession

Subject to tenancies

#### 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](http://Leeds City Council website) for more information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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.