

Castlehill

Estate & Letting Agents

4, Talbot Mount, Leeds
LS4 2PF

£199,950 Region



- Two bed house & studio flat
- Gross rent £17,250 p/a
- Let until 31st August 2026
- Close to shops & train station
- Sunny aspect enclosed garden to front
- Great investment opportunity



A TWO BEDROOMED HOUSE AND A STUDIO BASEMENT FLAT, BOTH LET UNTIL 31ST AUGUST 2026 AT £17,250 P/A, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE VARIOUS UNIVERSITY CAMPUS'.

The basement flat is let at £6,300 p/a which includes water bills and the house is let at £10,950 p/a excluding bills.

The well planned accommodation comprises a lower ground floor open plan living kitchen area with a shower room w/c off, a ground floor open plan modern kitchen and lounge; a bedroom and a further bedroom or study on the first floor and another bedroom with bathroom w/c on the top floor.

Externally, there is an enclosed front garden bordered by mature hedging enjoying a sunny aspect and ample on street parking.

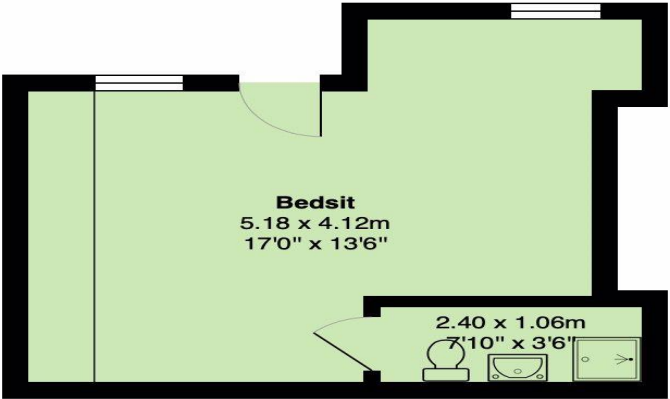
The sale is subject to the successful buyer retaining the current lettings management agent, Leeds Rentals, for at least the remainder of the existing tenancies.



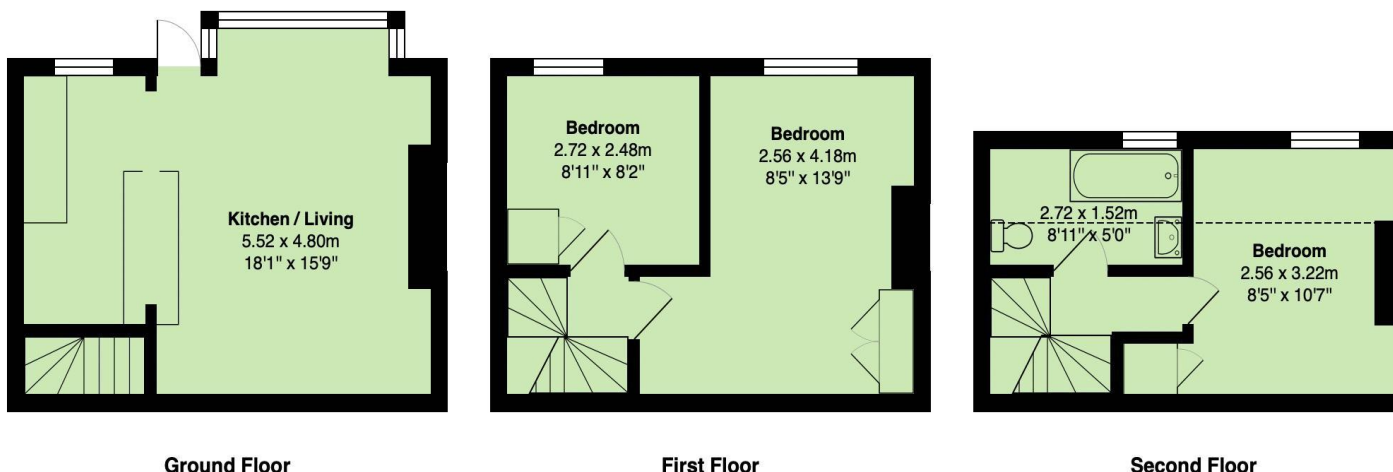




Score	Energy rating	Current	Potential	Score	Energy rating	Current	Potential
92+	A			92+	A		100 A
81-91	B		86 B	81-91	B		
69-80	C			69-80	C		
55-68	D	55 D		55-68	D	57 D	
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		



Total Area: 24.4 m² ... 263 ft²



Total Area: 66.7 m² ... 718 ft²

Tenure Freehold

Council Tax Band A

Possession Subject to tenancies

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

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.

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.

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.