



£395,000 Region



- Characterful & spacious stone property
- Leafy conservation area & lovely garden
- Four bedrooms
- Lot of potential to improve & alter layout
- Close to Hyde Park, universities & city centre
- Great renovation opportunity



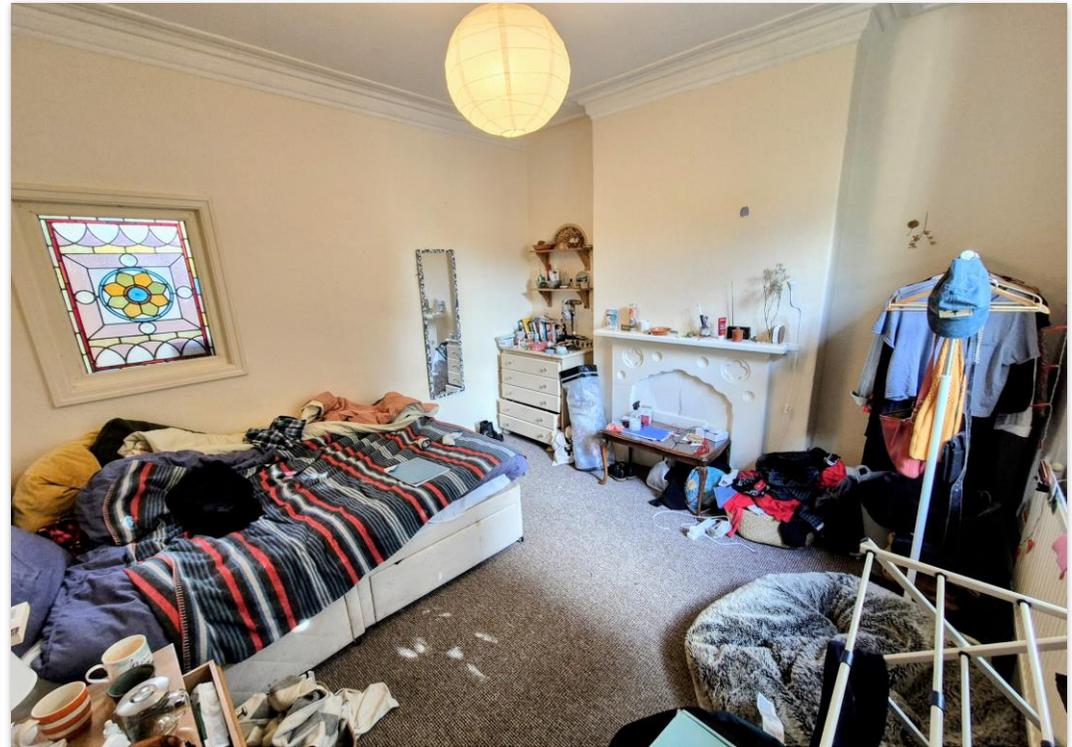
A CHARACTERFUL FOUR BEDROOMED PERIOD STONE PROPERTY SET IN ONE OF NORTH LEEDS LEAFY CONSERVATION AREAS WITH A GARDEN, VERY CONVENIENTLY SITUATED A SHORT WALK TO LOCAL SHOPS, BARS AND CAFES, THE MEANWOOD VALLEY TRAIL FOOT PATH AND CLOSE TO THE LOVELY OPEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE. CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, ITS BOUNDARIES, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS.

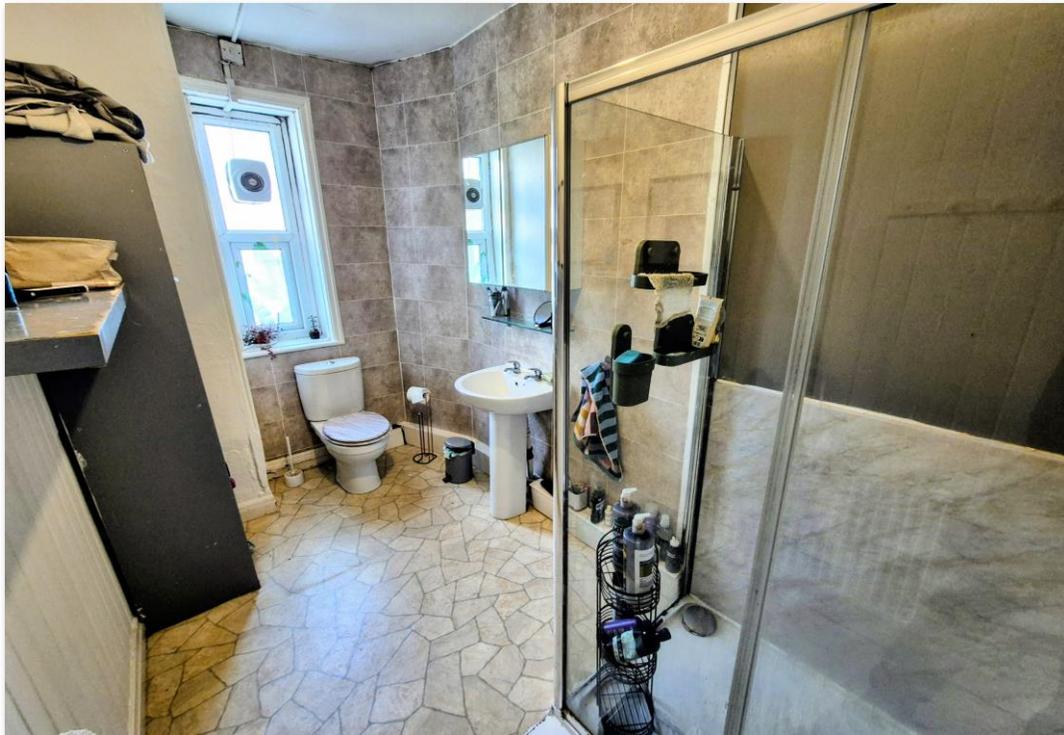
The property is currently set up as a five bedroomed HMO rental property let until 30th June 2026 with a rent of c.£26,000 p/a excluding bills. However, the property may be more suited to the conversion back to a private family home, with potential to perhaps alter the room layouts to create a more suitable and spacious home. The accommodation currently comprises an entrance hall with a reception room off, currently being used as the fifth bedroom, a separate w/c, a rear door onto Grosvenor Mount, a useful under stairs cupboard, a kitchen and a large lounge. The kitchen and lounge could be incorporated together creating a fantastic open plan environment more suited to modern living.

Upstairs, there are three bedrooms and a shower room w/c, a useful storage cupboard ideal for creating an additional w/c if required. Again, there are possibilities of altering the layout, perhaps by losing one bedroom and creating a master bedroom with en-suite and a house bathroom. On the top floor, there is a further very spacious bedroom with a feature fireplace.

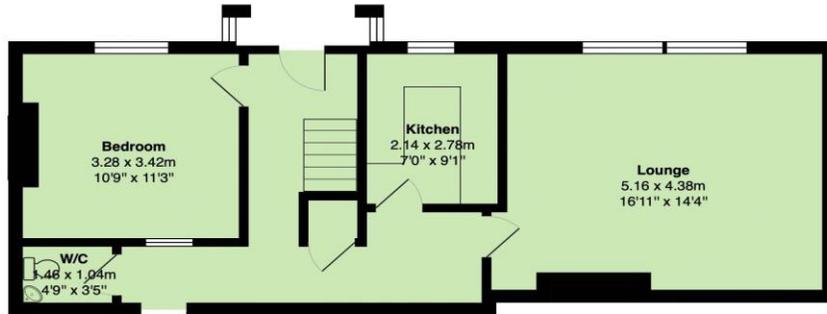
Outside, the property is street lined to the rear with on street resident permit parking. The property is accessed from the front via a footpath, leading into a lovely enclosed garden with a lawn and established planting. The neighbouring smaller property is also available for sale should buyers be interested in acquiring both properties - please see our separate sales details.

Internal viewing strongly advised to appreciate the full scope for improvement and potential layout improvements, all subject to relevant consents.

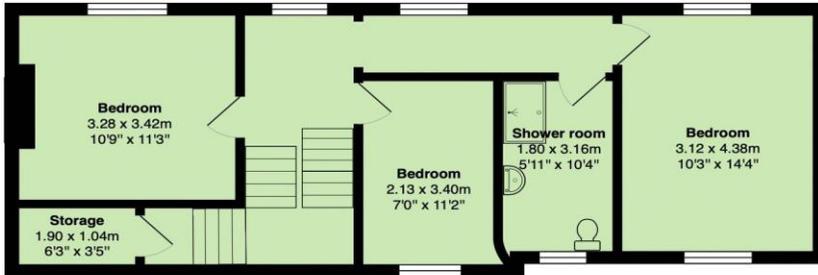




2, Falmer Cottages, Grosvenor Mount, Headingley, LS6 2DU



Ground Floor



First Floor



Second Floor

Total Area: 146.9 m² ... 1582 ft²

Tenure
Possession

Freehold
Sold subject to existing tenancies

Council Tax Band

D

Offer procedure

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. We strongly advise taking independent mortgage advice and we can recommend a mortgage broker along with other property professionals.

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.

House in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](#) website for more information.

Rent Reform Act

The Rent Reform Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

Disclaimer

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice. None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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