

# Castlehill

Estate & Letting Agents

1 Stanmore Street, Leeds  
LS4 2RS



£375,000 Region



- Well presented end terrace
- Seven bedrooms
- Three bath/shower rooms, four w/c's
- Close to Headingley & train station
- Let until 30th June 2026
- Gross rent £31,070 ex bills





**A VERY WELL MAINTAINED SEVEN BEDROOMED END TERRACE CURRENTLY LET TO FIVE OCCUPANTS UNTIL 30TH JUNE 2026 AT £31,070 EXCLUDING BILLS, SITUATED IN THIS POPULAR AND VERY CONVEINENT LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, HEADINGLEY CRICKET AND RUGBY GROUNDS AND THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY.**

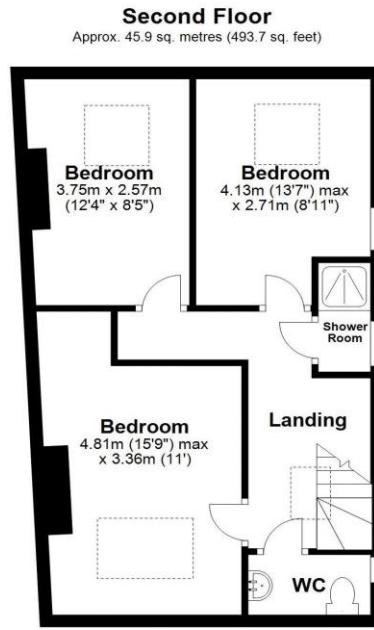
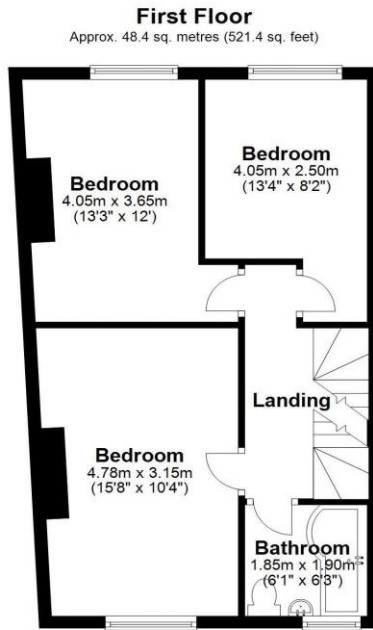
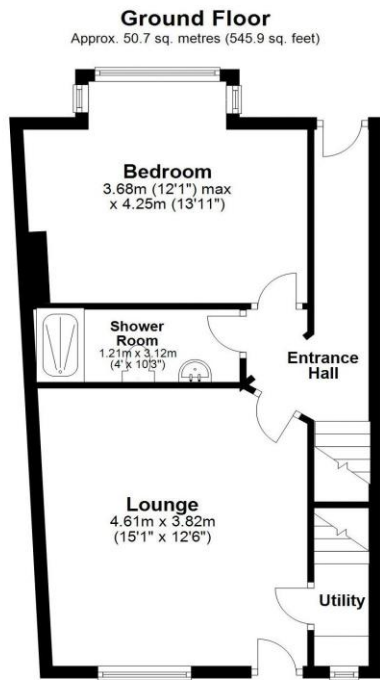
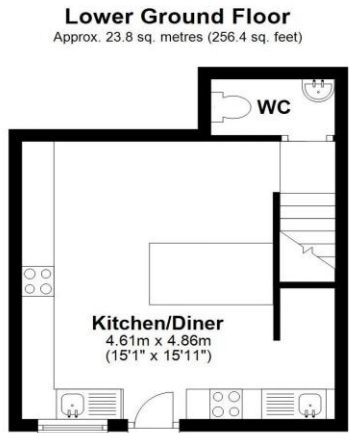
Providing well planned and modern accommodation, comprising an entrance hall, lounge, bedroom and shower room w/c on the ground floor, a modern fitted dining kitchen with breakfast bar and w/c off on the lower ground floor, three bedrooms and a bathroom w/c on the first floor and three further bedrooms, a shower room and a separate w/c on the top floor. There is a neat low maintenance garden to the front and an attractive, sunny aspect, enclosed courtyard style garden with block paving to the rear.

The property has potential to increase rents to in excess of £36,500 when let to seven, so this must represent a great opportunity for investors. The seller has a HMO Licence until 18th June 2027 and the property has Sui Generis lawful use as a seven bedroomed HMO. The sale is not subject to any letting management tie-in, allowing buyers to self manage or appoint their preferred agent. Internal viewing strongly advised of this well run investment concern.









Total area: approx. 168.9 sq. metres (1817.5 sq. feet)

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure**

Freehold

**Council Tax Band**

C

**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 tenancy will automatically transfer from an assured shorthold tenancy agreement to periodic tenancy agreement, therefore the tenancy termination date 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](https://www.leeds.gov.uk/) 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