

Castlehill

Estate & Letting Agents

73, Richmond Avenue, Leeds
LS6 1DB

£360,000 Region



- Well maintained terrace
- Six bedrooms
- Useful utility room
- Let until 30th June 2027
- Rental income £40,671 p/a inc bills
- Close to Headingley & universities



A WELL PLANNED SIX BEDROOMED TERRACE WITH A USEFUL UTILITY ROOM, CURRENTLY LET UNTIL 30TH JUNE 2026 £40,671 P/A INCLUDING BILLS (CIRCA £32,136 P/A EXCLUDING BILLS). WE UNDERSTAND THE PROPERTY IS ALSO RE-LET FROM 1ST JULY 2026 UNTIL 30TH JUNE 2027 AT THE SAME RENT.

The well maintained accommodation comprises an entrance hall, a spacious lounge retaining some characterful period features, a modern fitted dining kitchen, a lower ground floor bedroom, shower room and a good sized useful utility room. Upstairs, there are three bedrooms and a bathroom w/c with two further bedrooms and a separate w/c on the top floor.

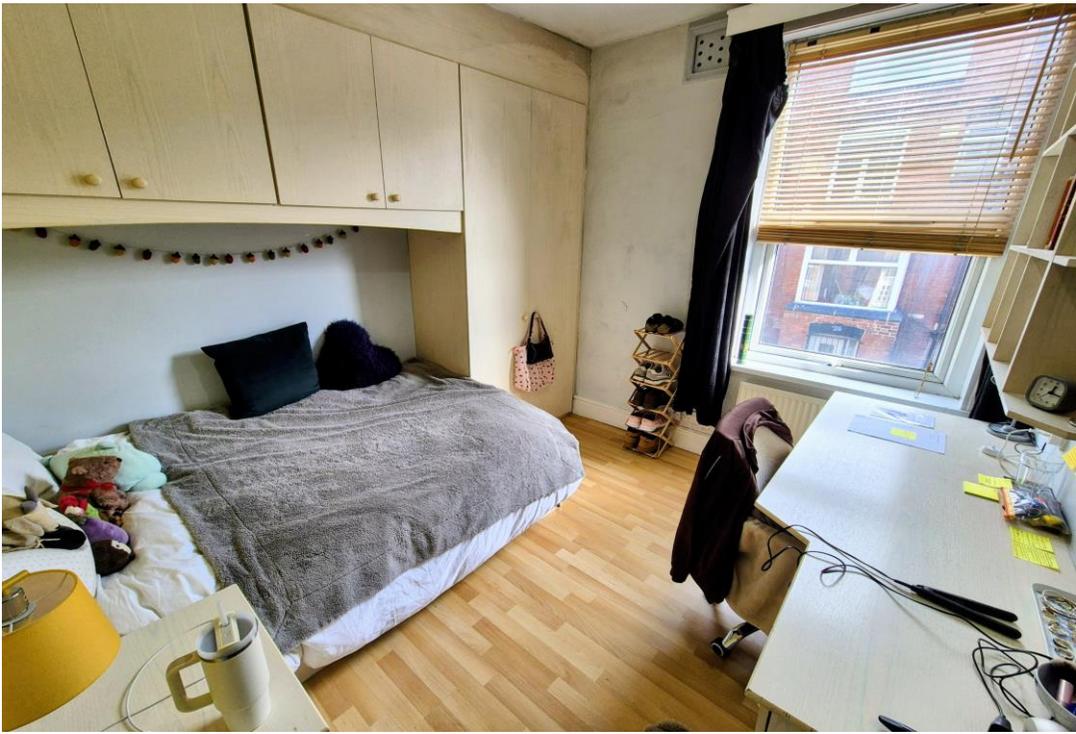
There is a small garden frontage to the front, a yard to the rear and ample on street parking.

Very well placed, close to local shops and within easy walking distance to the extensive amenities in Headingley and into the universities and city centre.

The seller has a HMO Licence until 31st August 2026.

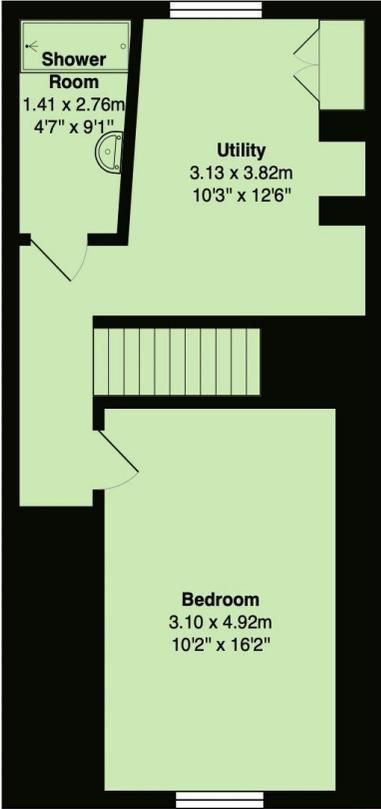
The sale of the property is subject to the successful buyer retaining the current lettings management agent, Linley & Simpson.



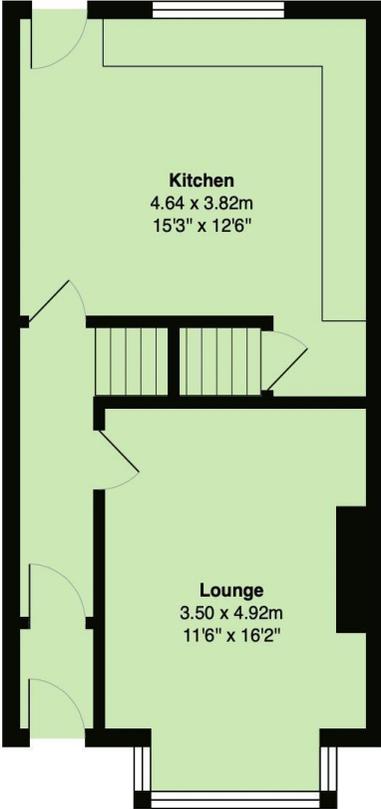




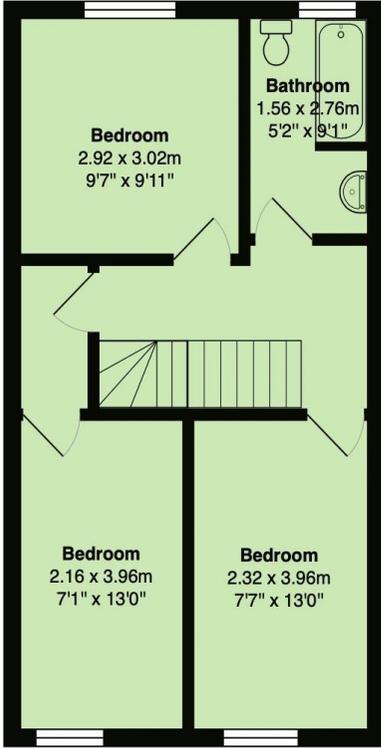
73, Richmond Avenue, Headingley, LS6 1DB



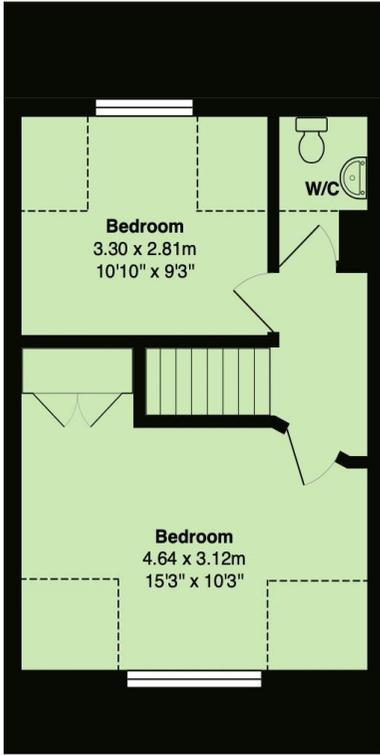
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 162.6 m² ... 1751 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Tenure Freehold

Possession Subject to tenancies

Council Tax Band B

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. 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.

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.

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