

Castlehill

Estate & Letting Agents

18 Trelawn Place, Leeds
LS6 3JP



£225,000 Region



- Well presented spacious mid terrace
- Three double bedrooms
- Bathroom w/c and shower room w/c
- Prime central Headingley location
- Let until 30th June 2025
- Gross rent £16,425 p/a ex bills



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

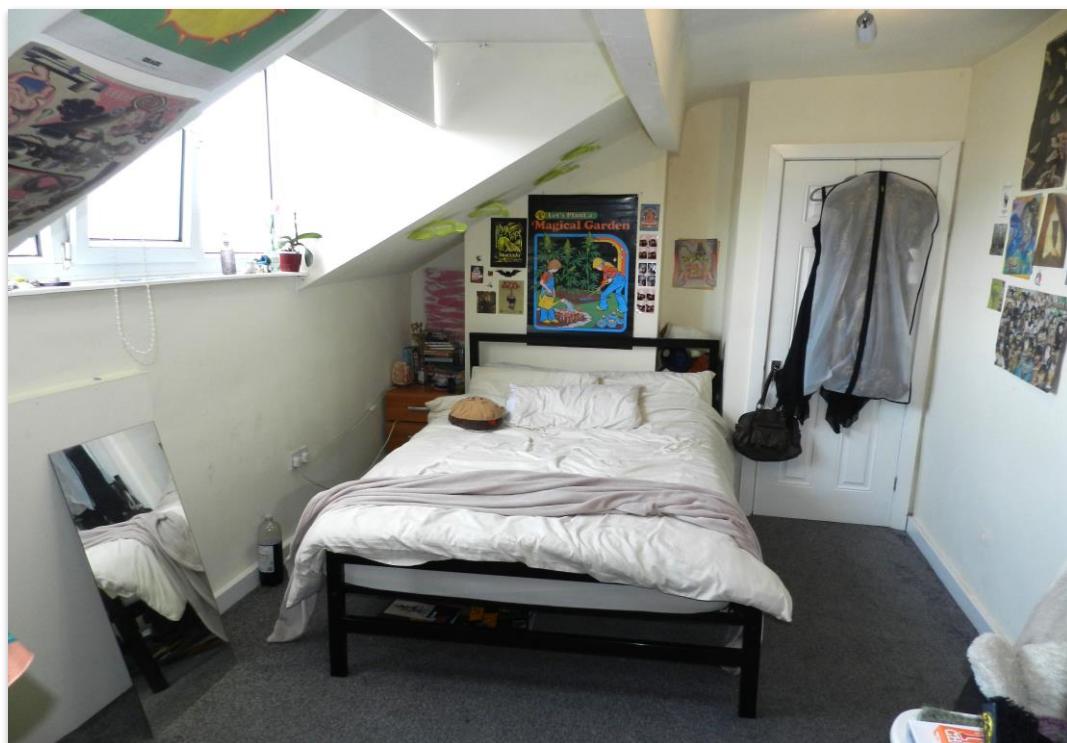
Your Sales
and Lettings
Specialist in
North Leeds

A SPACIOUS AND WELL PRESENTED THREE BERoomED MID-BACK TO BACK TERRACE WITH A SHOWER ROOM W/C AND A BATHROOM W/C LET UNTIL SUMMER 2025, SITUATED IN THIS PRIME LOCATION CENTRAL HEADINGLEY, JUST A FEW MINUTES WALK TO EXTENSIVE SHOPPING AMENITIES, BARS, RESTAURANTS, AND THE CRICKET GROUND, WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.

The property is currently let until 30th June 2024 at £15,642 p/a excluding bills and re-let until 30th June 2025 at £16,425 p/a excluding bills.

The well-planned accommodation comprises an impressive open plan kitchen and lounge, a lower ground floor double bedroom and a shower room w/c, a second double bedroom and bathroom w/c on the first floor, and a further double bedroom on the top floor. Externally there is a front garden and ample on-street parking.

There is no lettings management tie-in allowing buyers to self-manage or appoint their preferred agent.





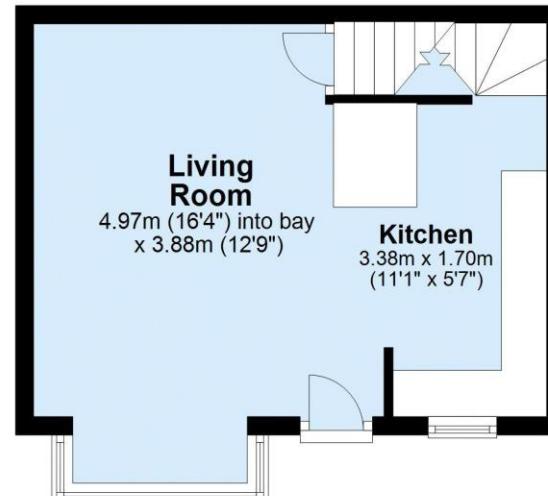
Lower Ground Floor

Approx. 20.3 sq. metres (218.8 sq. feet)



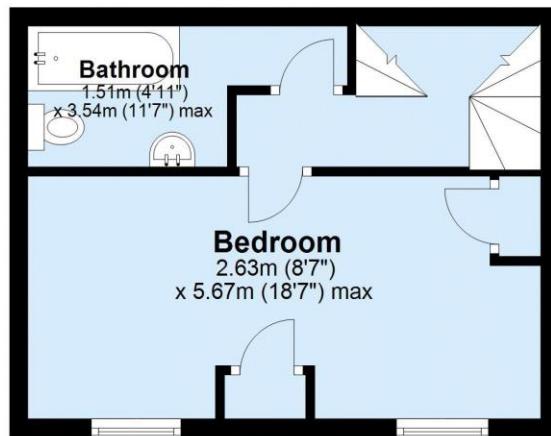
Ground Floor

Approx. 24.8 sq. metres (267.5 sq. feet)



First Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



Second Floor

Approx. 16.7 sq. metres (180.2 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.

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.

Tenure Freehold

Council Tax Band B

Possession Subject to existing tenancy agreement

AML

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 and we will carry out an electronic identity check. We may also need to request photographic identification and/or proof of address.

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

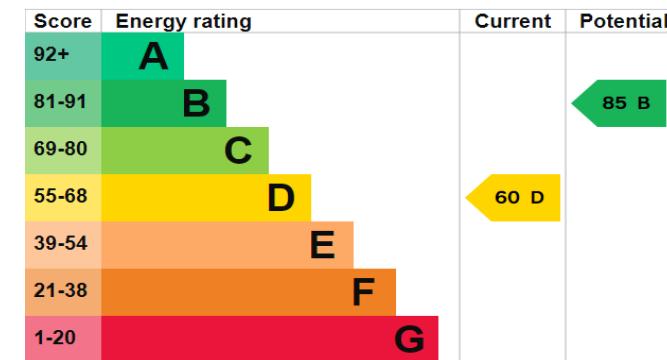
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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 for more information.



Your Sales and Lettings Specialist in North Leeds