

# Castlehill

Estate & Letting Agents

15 Broomfield Terrace, Leeds  
LS6 3DQ



£225,000 Region



- Deceptively spacious terrace
- 4 bedrooms, 2 bath/shower room w/c's
- Attractive leafy location
- Close to Headingley & train station
- Ideal investment or conversion to home
- Let until 30th June 2026



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 [enquiries@castlehill.co.uk](mailto:enquiries@castlehill.co.uk) [www.castlehill.co.uk](http://www.castlehill.co.uk)

Your Sales  
and Lettings  
Specialist in  
North Leeds

A DECEPTIVELY SPACIOUS FOUR BEDROOMED MID BACK TO BACK TERRACE SITUATED IN THIS POPULAR AND VERY CONVENIENT LEAFY LOCATION, ON A COBBLED STREET, A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, THE CRICKET & RUGBY GROUNDS AND THE EXTENSIVE AMENITIES IN HEADINGLEY WITH THE VARIOUS UNIVERSITIES AND LEEDS CITY CENTRE WITHIN EASY REACH.

The property is currently let until the 30th June 2026 at £25,550 p/a including bills. The well planned & maintained accommodation comprises a lounge and a modern fitted kitchen on the ground floor, a lower ground floor bedroom, bathroom w/c and a useful utility room; upstairs, there are two bedrooms and a fourth bedroom and shower room w/c on the top floor.

Externally there is a small easily maintained garden with ample on street parking.

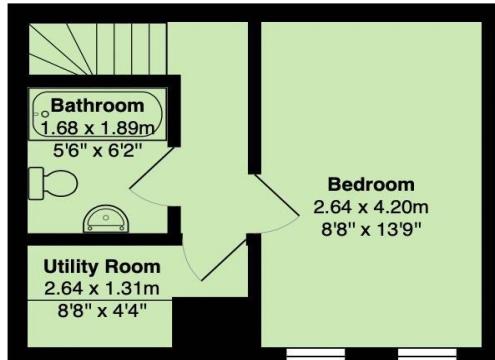
The property is currently being marketed to re-let, so our details will be updated as and when we advised this has been achieved.

In the meantime, the property must represent an opportunity for investors to let for themselves, parents buying for son or daughter at university or even private buyers, subject to agreeable vacant possession negotiations.

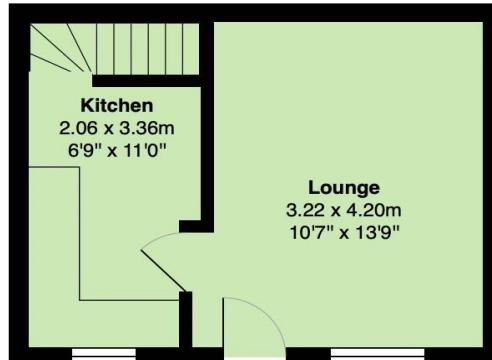




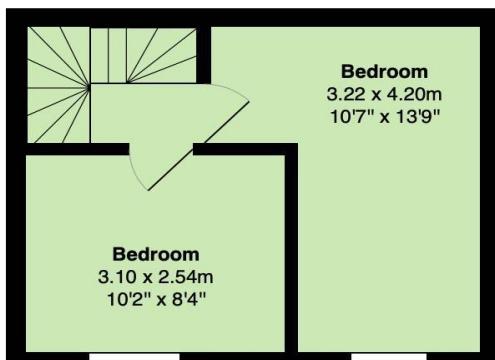
15, Broomfield Terrace, Headingley, LS6 3DQ



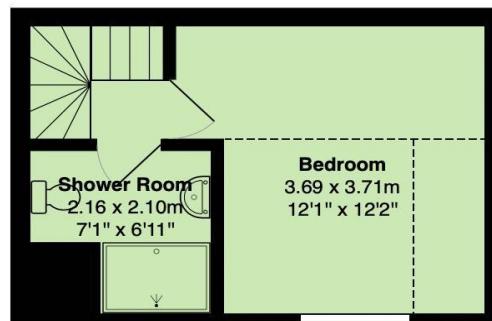
Lower Ground Floor



Ground Floor

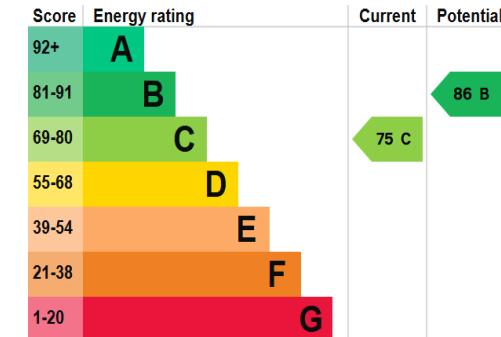


First Floor



Second Floor

Total Area: 88.7 m<sup>2</sup> ... 955 ft<sup>2</sup>



#### Tenure

Freehold

#### Council Tax Band

A

#### Possession

Subject to tenancy

#### 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.*

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.

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