

# Castlehill

Estate & Letting Agents

4 Woodside Avenue, Leeds  
LS4 2QX

£350,000 Region



- Five bedroomed mid terrace
- Two bathrooms & w/c's
- Close to extensive amenities
- Very easy access into city centre
- Annualised rent of circa £25,500 p/a inc bills
- Open plan kitchen and lounge





**A DECEPTIVELY SPACIOUS FIVE BEDROOMED MID BACK TO BACK TERRACE WITH TWO BATHROOM W/C'S SITUATED JUST OFF KIRSTALL ROAD, CLOSE TO EXTENSIVE LEISURE AND SHOPPING AMENITIES AND WITH EXCELLENT ACCESS INTO LEEDS CITY CENTRE AND ONTO THE MAJOR ROAD NETWORK. CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS.**

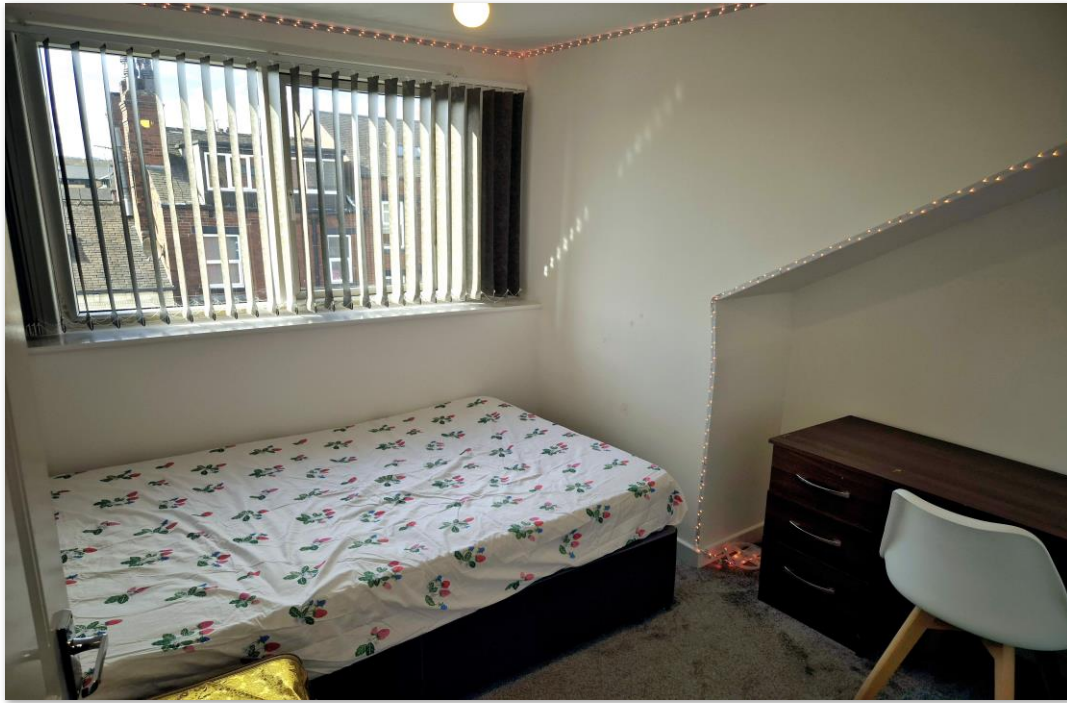
The property is currently let to five occupants on separate tenancy agreements with a gross rent of £2,133pcm including bills and council tax. Two tenancies until 30th June 2026, one until the end of February 2026 and two until the end of March 2026. We understand the sellers have re-applied for their HMO Licence.

The accommodation comprises an open plan living kitchen, two lower ground floor bedrooms, a first floor bedroom and two bathroom w/c's and two further bedrooms on the top floor.

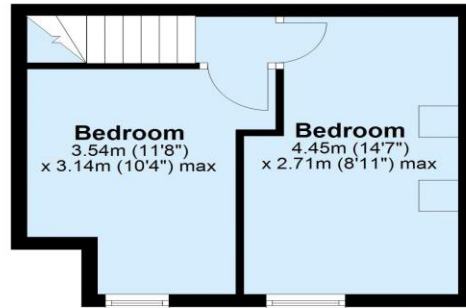
Externally there is a low maintenance front garden and ample on street parking. Ideal for continued investment. There is no lettings management tie-in, allowing buyers to self manage or appoint their preferred agent.







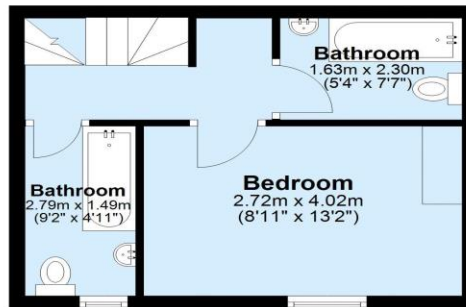
**Lower Ground Floor**  
Approx. 23.5 sq. metres (252.7 sq. feet)



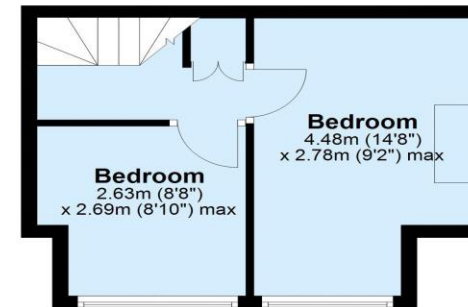
**Ground Floor**  
Approx. 24.6 sq. metres (264.4 sq. feet)



**First Floor**  
Approx. 24.9 sq. metres (268.2 sq. feet)



**Second Floor**  
Approx. 23.2 sq. metres (249.6 sq. feet)



Total area: approx. 96.1 sq. metres (1034.9 sq. feet)

#### Tenure

Freehold

#### Council Tax Band

A

#### Possession

Sold subject to tenancies

#### 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/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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