



- Substantial six bed end terrace
- Prime letting location
- Close to City & Universities
- Let until 30th June 2021
- Current rent £25,920 p/a (inc bills)
- Excellent further investment potential



**Due to strong levels of interest, we are instructed by the seller to request Best & Final offers by 2 p.m. on Friday 30th April 2021.**

**A GENEROUSLY PROPORTIONED SIX BEDROOMED END TERRACE SITUATED IN THIS POPULAR AND INCREASINGLY POPULAR LOCATION, A SHORT WALK TO LEEDS CITY CENTRE AND THE MAIN UNIVERSITIES.**

This well managed property is currently let until 30th June 2021 on individual contracts to six occupants at £25,920 p/a including bills, but must offer excellent potential to uplift rents, possibly with some cosmetic upgrading.

Briefly comprising an entrance hall, a good sized lounge, a modern fitted dining kitchen, six double bedrooms and two shower room w/c's. Externally there is an enclosed front garden and a low maintenance yard to the rear.

Ideal for investors wishing to re-let the property under their own terms or parents buying for son or daughter at university.

The seller has a HMO Licence for six occupants until 16th August 2022.





### Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



### Ground Floor

Approx. 45.6 sq. metres (490.3 sq. feet)



### First Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



### Attic

Approx. 40.3 sq. metres (434.0 sq. feet)



### Tenure

Freehold.

### Council Tax Band

B

### Possession

Subject to existing tenancy agreements. Vacant Possession 1st July 2021.

### 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.

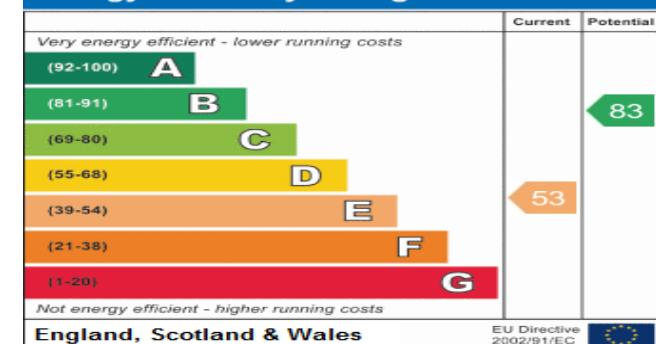
### Houses in Multiple Occupation (HMO)

This property is in an Article 4 area and is being let as a House in Multiple Occupation (HMO). HMO's are subject to C4 or Sui Generis planning class use. A HMO constitutes a property let to at least 3 unrelated persons. If the property requires a HMO Licence (currently a property let to 5 or more unrelated occupiers) then landlords/owners have to ensure the property complies with various criteria including specific fire protection, health & safety standards and minimum room sizes. We understand rooms not meeting the minimum sizes and/or the property is not deemed 'reasonably suitable' for the number of occupiers, could lead to HMO Licences not being granted. Buyers are strongly advised to consult Leeds City Council for HMO advice & guidelines. Useful links - Conditions for licensed HMOs - HMO Licensing - HMOs Article 4 direction - HMOs.

Total area: approx. 177.2 sq. metres (1907.7 sq. feet)

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

### Energy Efficiency Rating



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Your Sales and Lettings Specialist in North Leeds