

Castlehill

Estate & Letting Agents

3, Buckingham Mount, Leeds
LS6 1DN



£600,000 Region



- Substantial double fronted terrace
- Converted into 5 x 1 bed modern flats
- Impressive & stylish conversion
- All let until 30th June 2026
- Gross rent £43,500 p/a ex bills
- Close to Headingley & train station



A STUNNING CONVERSION OF A SUBSTANTIAL DOUBLE FRONTED END TERRACE COMPRISING FIVE GENEROUS PROPORTIONED ONE BEDROOMED SELF-CONTAINED FLATS, SITUATED IN THIS VERY CONVENIENT LOCATION IN A QUIET BACK ATER CUL-DE-SAC, JUST OFF VICTORIA ROAD, CLOSE TO HEADINGLEY'S EXTENSIVE AMENITIES, SHOPS, CAFES, TRAIN STATION AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

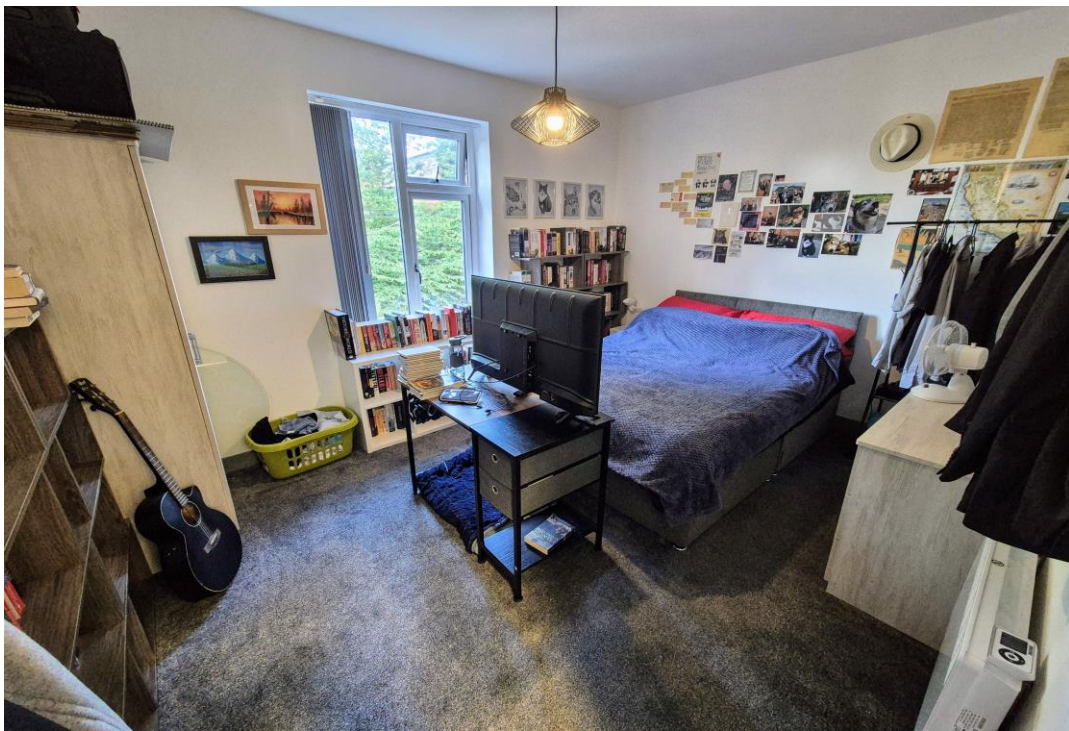
All five flats are let until 30th June 2026 with a total attractive gross rent of £43,500 p/a excluding bills.

Each flat provides tastefully presented, modern and spacious accommodation, with electric heating and comprises a lounge and kitchen, a separate bedroom and a shower room w/c. To the rear, there is access to the basement housing the meters and hot water tanks for each flat. Outside, there is a large front garden and a garden to the rear with cycle and refuse stores. Parking is available on street although access is narrow, but there is ample parking on Victoria Road.

The sale is subject to the successful buyer retaining the current lettings management agent, Leeds Rentals, for at least the remainder of the agreed tenancies. Internal viewing strongly advised of this impressive investment opportunity.









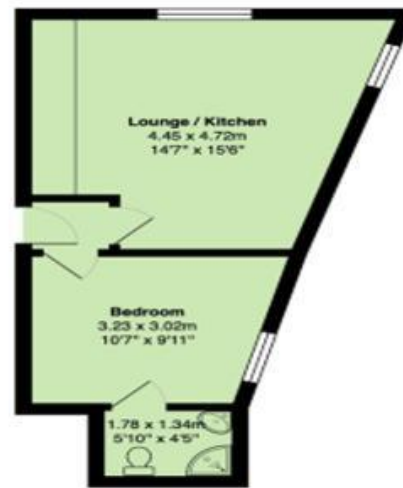


FLAT 1



Total Area: 37.5 m² ... 404 ft²

FLAT 2



Total Area: 33.5 m² ... 361 ft²

FLAT 3



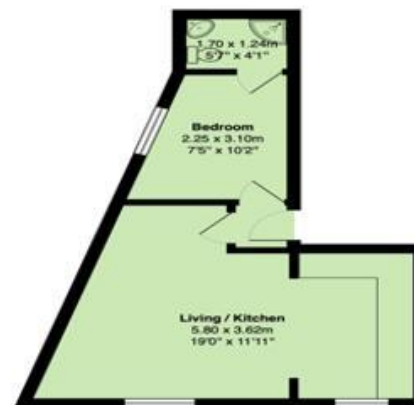
Total Area: 36.9 m² ... 397 ft²

Flat 4

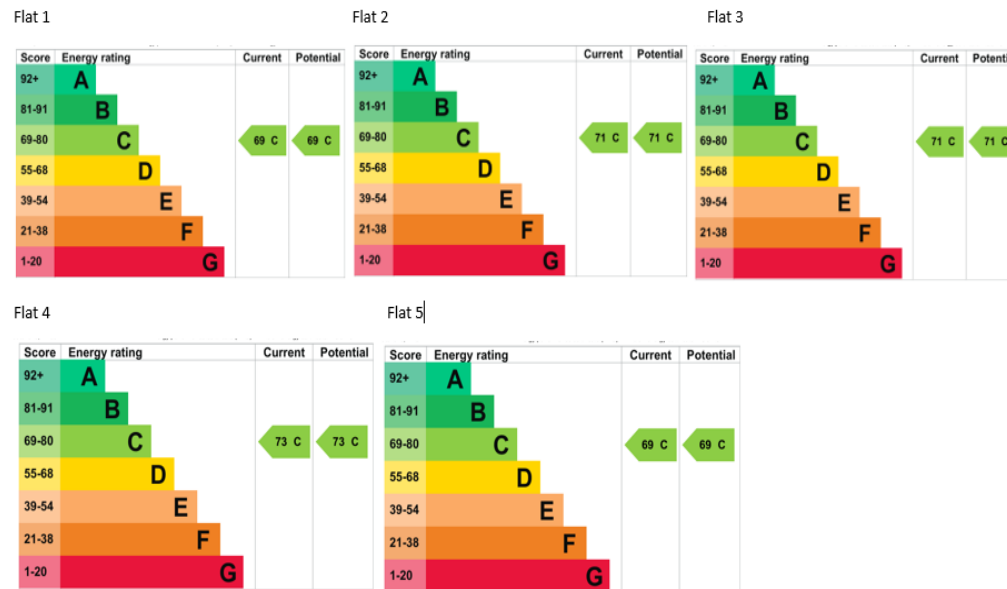


Total Area: 57.8 m² ... 622 ft²

Flat 5



Total Area: 34.4 m² ... 371 ft²



Tenure Freehold

Council Tax Band A

Possession Sold subject to existing tenancies

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. 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.

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](https://www.leeds.gov.uk/council/council-services/council-tax/council-tax-bands) website for more information.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.