

Castlehill

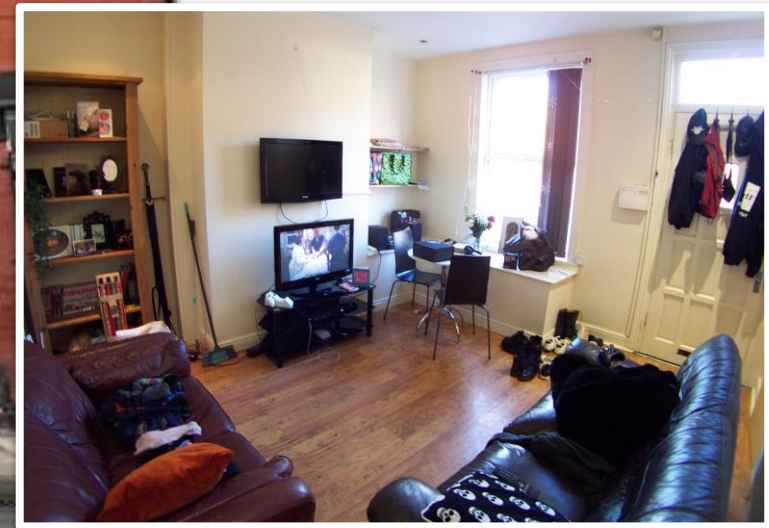
Estate & Letting Agents

12 Thomas Street, Leeds
LS6 2JS

£159,950 Region



- Two Bedroomed Back to Back
- Very Close Proximity to Uni
- Let at £825 PCM until 30/06/2024
- Deceptively Spacious & Basement Potential
- Gas C/Heating & Upvc D/Glazed
- Internal Inspection Advised!



A DECEPTIVELY SPACIOUS TWO BEDROOMED MID TERRACE WITH A USEFUL PART CONVERTED LOWER GROUND FLOOR, IDEAL FOR POSSIBLE HOME OFFICE, GYM OR OCCASIONAL ROOM, situated in this popular and highly convenient letting location, only a short walk to the main University campus and City Centre!

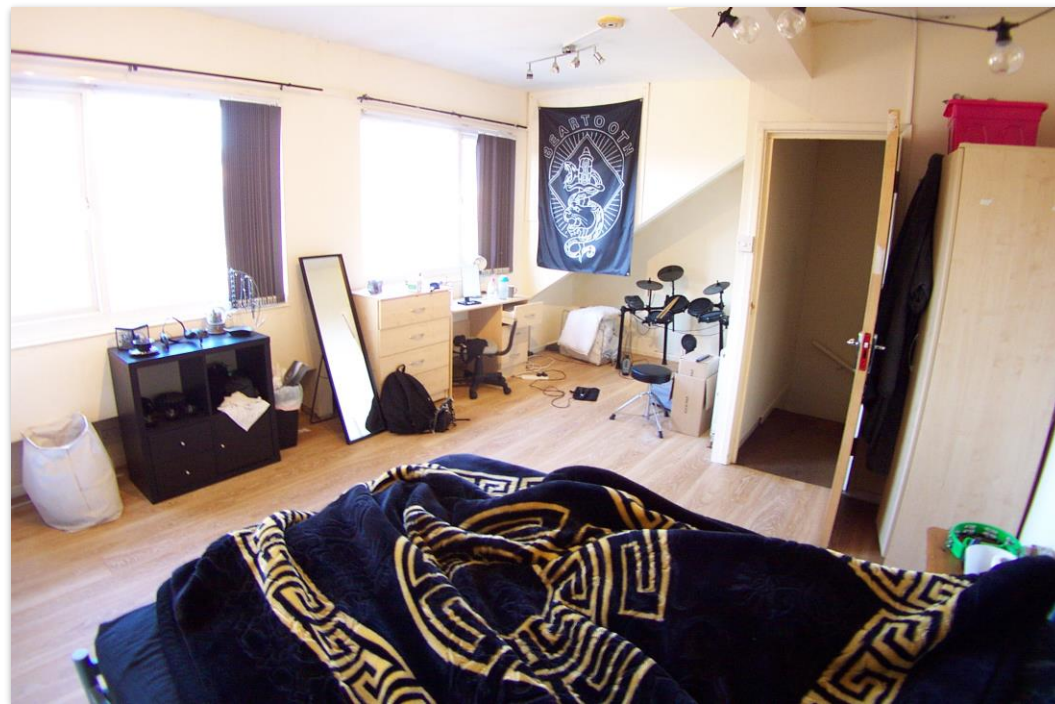
The property is currently tenanted until 30th June 2024, generating a monthly rental of £825 (Exclusive of utilities).

In our opinion, there is excellent opportunity to improve the accommodation and uplift rents by either utilising the basement space and/or installing a second bathroom & wc to the larger than average top floor bedroom, which benefits from a double dormer aspect!

The sale of the property is subject to the buyer retaining the current letting agent's management and the well-presented gas centrally heated and UPVC double glazed accommodation comprises a lounge, fitted kitchen on the ground floor, a lower ground floor room with two chambers ideal for further conversion subject to the usual planning consents, a double bedroom and bathroom & w/c on the first floor and a further very good-sized double bedroom on the top floor.

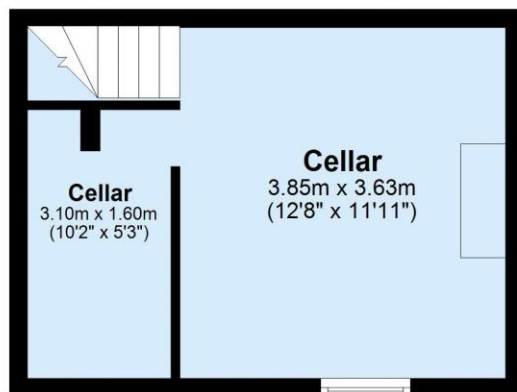
Ideally suited for investment, with potential for rental uplift or parents considering a purchase for son/daughter, subject to vacant possession in Summer. Early viewing advised!





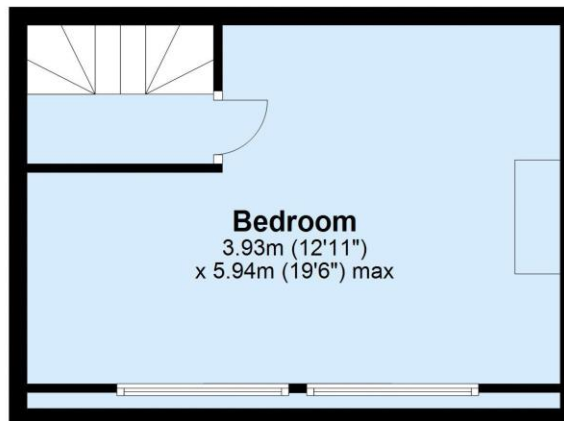
Lower Ground Floor

Approx. 20.8 sq. metres (223.5 sq. feet)



Second Floor

Approx. 24.9 sq. metres (268.5 sq. feet)



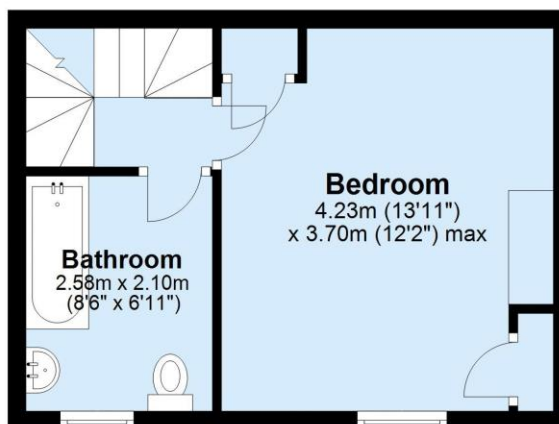
Ground Floor

Approx. 25.9 sq. metres (278.5 sq. feet)



First Floor

Approx. 24.8 sq. metres (266.4 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.

Possession; Subject to Tenancy

Council Tax Band; A

Tenure; Freehold

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 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.