

# Castlehill

Estate & Letting Agents

53 Headingley Avenue, Leeds  
LS6 3ER



£435,000 Region



- Superb six bedroomed terrace
- Four shower room w/c's
- Prime central Headingley location
- Impressive open plan lounge and kitchen
- Let until 30th June 2025
- Gross rent £35,880 p/a (ex bills)





**LET UNTIL 30th JUNE 2025! - A FANTASTIC SIX BEDROOMED WELL PRESENTED TERRACE WITH FOUR SHOWER ROOMS, SITUATED IN THE HEART OF HEADINGLEY, JUST A FEW MINUTES WALK TO EXTENSIVE AMENITIES, SHOPS, BARS, RESTAURANTS AND THE CRICKET GROUND WITH EASY ACCESS INTO LEEDS CITY CENTER AND THE UNIVERSITIES.**

The property is currently let until 30th June 2024 at £43,174 including bills and re-let until 30th June 2025 at £44,426 p/a including bills (circa £35,880 p/a excluding bills).

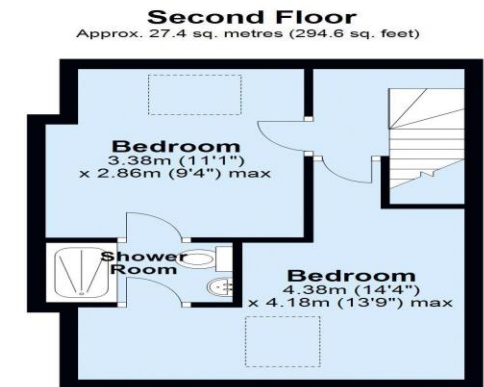
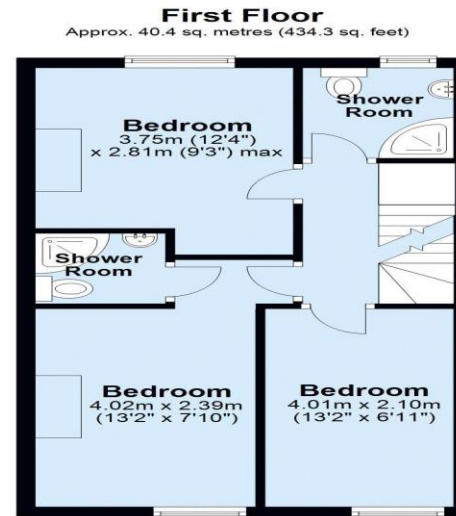
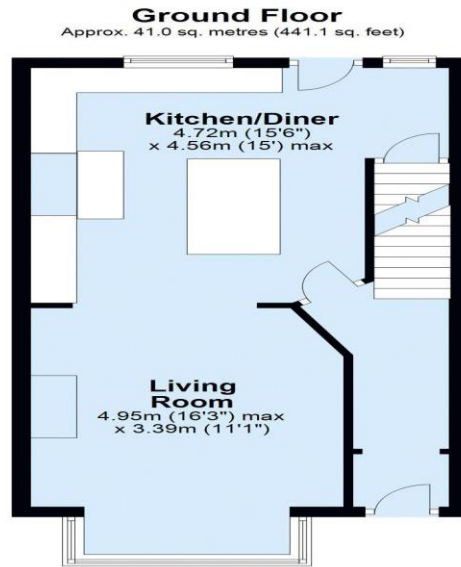
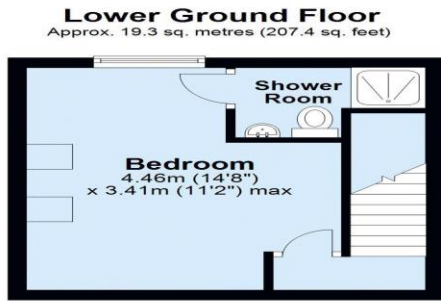
The well planned and presented accommodation comprises an entrance hall leading to an impressive open plan lounge and modern fitted dining kitchen, a lower ground floor bedroom with an ensuite shower room w/c, three bedrooms, one with an ensuite shower room w/c and a further separate shower room w/c on the first floor, with two additional bedrooms on the top floor sharing a 'Jack and Jill' ensuite shower room w/c. Externally there is a front garden bordered by hedging, on street parking and a yard to the rear.

The seller has a HMO Licence until 21st July 2026 and a C4 lawful use certificate. The sale is subject to the successful buyer retaining the current lettings management agent, Beyond Lettings, for at least the remainder of the agreed tenancies. Internal viewing strongly recommended of this well run investment property.









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.

**Tenure**  
Freehold

**Council Tax Band**  
C

**Possession**  
Subject to tenancy

**Point to note**  
Internal photographs provided by the seller pre-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](http://Leeds City Council website) website for more information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 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.



Your Sales and Lettings Specialist in North Leeds