

Castlehill

Estate & Letting Agents

16 Thornville Grove, Leeds
LS6 1JU



£275,000 Region



- Well Configured 4 Bed Investment
- Let at £19,760 PA until Summer 2025
- Hyde Park
- Being Sold as an On-going Concern
- Bespoke Fitted Bedroom Furniture
- Well Presented & Managed - Must see!



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

Your Sales
and Lettings
Specialist in
North Leeds

A MUCH IMPROVED & WELL CONFIGURED FOUR BEDROOM HYDE PARK BACK TO BACK WITH GAS CENTRAL HEATING & UPVC DOUBLE GLAZING, HARD WIRED SMOKE & SECURITY ALARMS, SITUATED IN THIS SOUGHT-AFTER & STRONG LETTING LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION & WITHIN EASY REACH OF HEADINGLEY, THE CITY CENTRE & UNIVERSITIES.

The property is fully occupied generating a rental income of £18,720 PA excluding utilities until 30th June 2024 and re-let from the 1st of July 2024 to the 30th of June 2025 at an increased annualised rental income of £19,760 excluding utilities.

The deceptively spacious accommodation comprises; entrance hall, bedroom and a fully tiled bathroom on the ground floor, a lower ground floor modern kitchen & lounge, two bedrooms on the first floor and a further bedroom and house bathroom & wc on the second floor. The bedrooms each have fixed bespoke fitted bed, desk and wardrobes!

The sale is subject to a successful buyer retained the current letting management agent, Diamond Properties, for at least the remainder of the agreed tenancies.

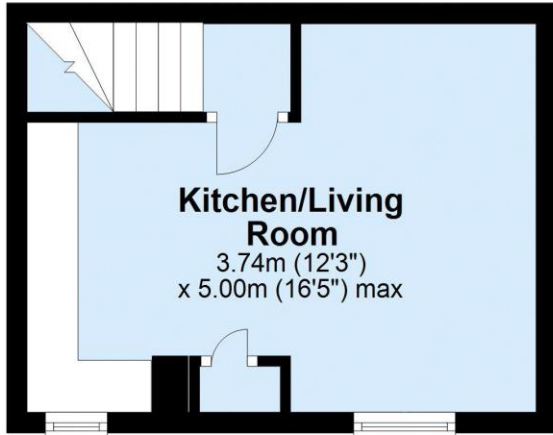
A well-managed & presented investment property, benefiting from immediate income on completion!





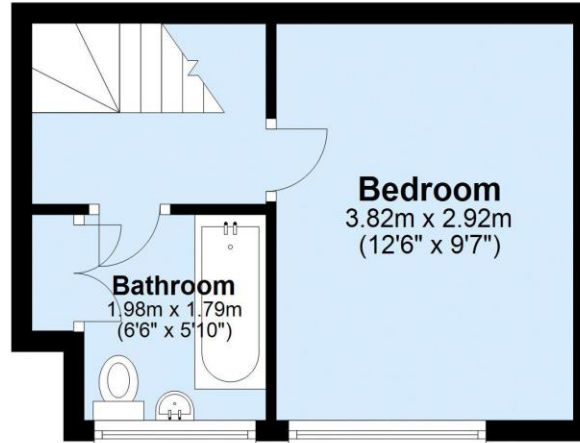
Lower Ground Floor

Approx. 18.7 sq. metres (201.3 sq. feet)



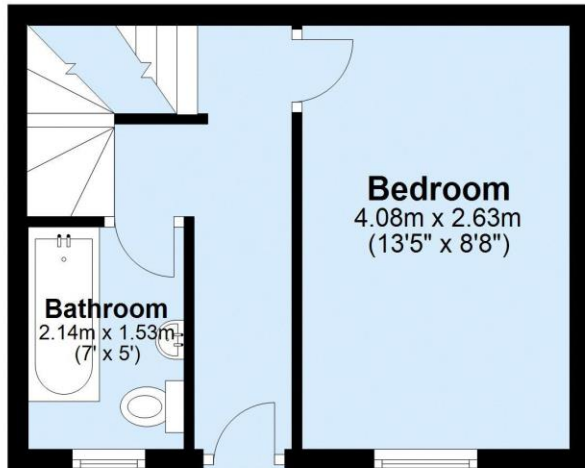
Second Floor

Approx. 19.9 sq. metres (213.9 sq. feet)



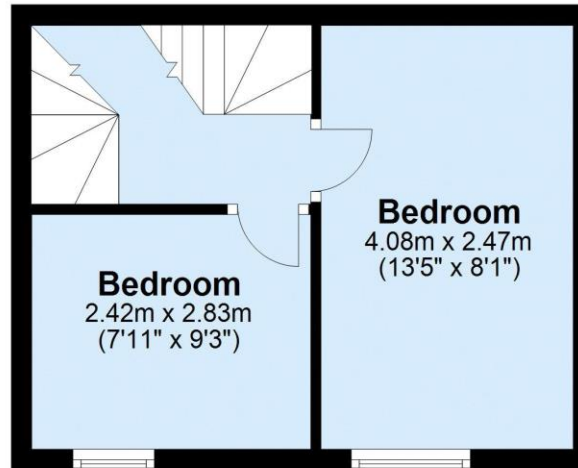
Ground Floor

Approx. 21.7 sq. metres (233.7 sq. feet)



First Floor

Approx. 22.3 sq. metres (240.4 sq. feet)



Tenure

Freehold

Council Tax Band

D

Possession

Subject to existing tenancy agreement

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 website for more information.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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.