

# Castlehill

Estate & Letting Agents

22 Thornville Avenue, Leeds  
LS6 1JS



£189,950 Region



- 2x Bed & 2x Bathrooms
- Well Presented Back to Back
- Potential Income Circa £14K PA
- Strong Letting Location
- Close to the Universities & Leeds City Centre
- Attractive Investment Opportunity



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Your Sales  
and Lettings  
Specialist in  
North Leeds

**A WELL PRESENTED 2X BED & 2X BATHROOMED MID TERRACED BACK TO BACK, OPEN PLAN LIVING KITCHEN, TASTEFULLY DECORATED & FURNISHED INVESTMENT OPPORTUNITY, SITUATED IN THIS POPULAR LETTING LOCATION IN HYDE PARK!**

Must now offer a great investment opportunity, with potential to generate rents of circa £14,000 per annum!

Being sold with vacant possession.

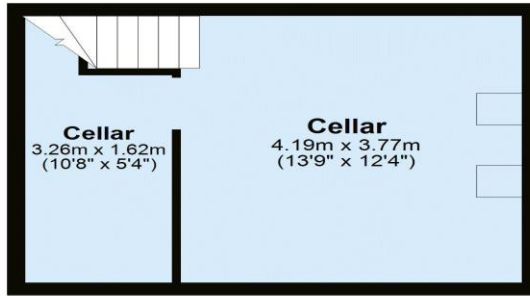
The well planned and deceptively spacious accommodation comprises a lovely open plan living modern fitted kitchen, a basement, a double bedroom and bathroom w/c on the first floor and a further double bedroom with dormer window and en-suite bathroom & w/c on the second floor.

The property is street lined with ample on street parking. Of equally interest to first time buyers and parents considering a purchase for their son & daughter for university!

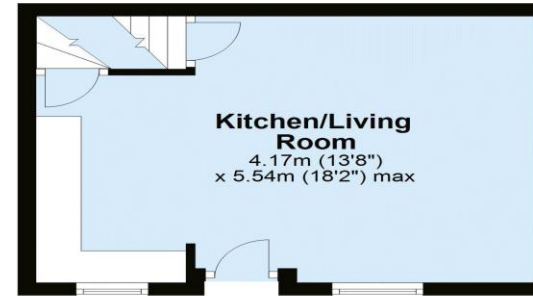




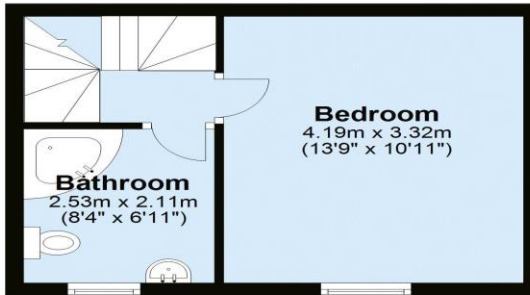
**Lower Ground Floor**  
Approx. 33.0 sq. metres (354.8 sq. feet)



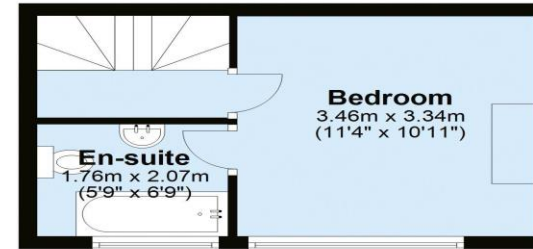
**Ground Floor**  
Approx. 22.9 sq. metres (246.2 sq. feet)



**First Floor**  
Approx. 23.4 sq. metres (251.9 sq. feet)



**Second Floor**  
Approx. 19.1 sq. metres (206.1 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.

**Tenure**  
Freehold  
**Council Tax Band**  
A  
**Possession**  
Vacant possession on completion

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 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.

