

Castlehill

Estate & Letting Agents

18 Pearson Terrace, Leeds
LS6 1HZ



£240,000 Region



- Elevated 3 Bed Back to Back
- Highly Popular Hyde Park
- Let until June 2025!
- Short Walk to Main Uni Campus
- Great investment opportunity
- Characterful & Well Presented Accommodation!



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Your Sales
and Lettings
Specialist in
North Leeds

LET UNTIL 30th JUNE 2025! A DECEPTIVELY SPACIOUS AND ELEVATED THREE DOUBLE BEDROOMED MID TERRACED BACK TO BACK SITUATED IN THIS PROMINENT SOUGHT-AFTER LETTING LOCATION, A SHORT WALK TO THE OPEN SPACES OF HYDE PARK, THE UNIVERSITIES & LEEDS CITY CENTRE.

Currently let until 30th June 2024 @ £17,724 p/a exclusive of bills and re-let from 1st July until 30th June 2025 @ £23,464 p/a inclusive of bills.

A very well managed & characterful investment, being sold as an on-going concern, benefiting from immediate income on completion!

In brief the accommodation over four floors comprises a lounge and a modern fitted kitchen on the lower ground floor, ground floor bedroom, a first-floor double bedroom and shower room & w/c and a further good sized bedroom on the top floor. Externally there is small garden to the front. Early internal inspection strongly advised to avoid disappointment!

The sale is subject to the buyer retaining the current lettings management agents Oasis Properties until at least the end of the existing tenancy contracts. The property is also currently rated a band 'C' for energy efficiency!

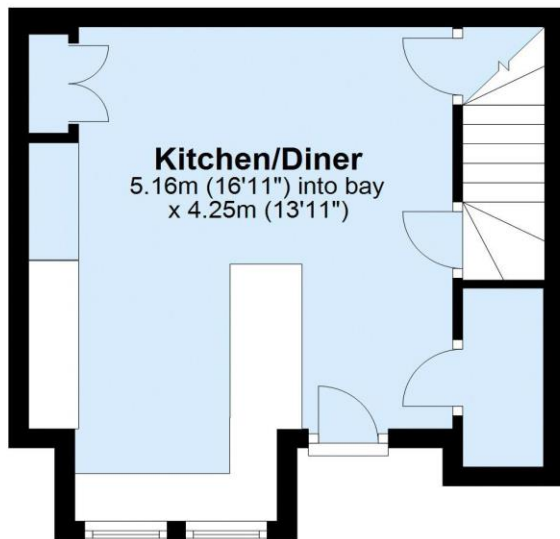




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

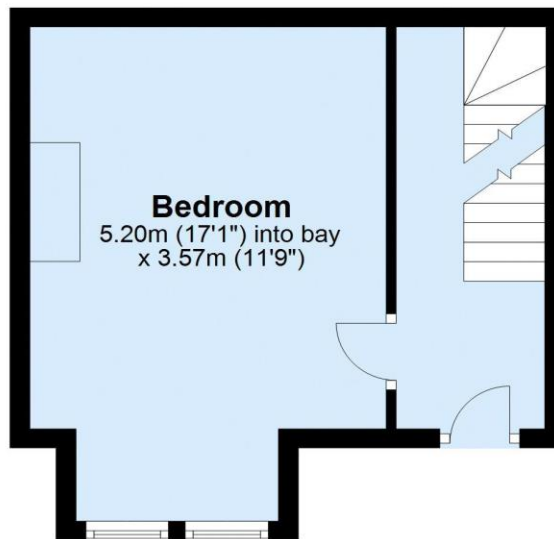
Lower Ground Floor

Approx. 24.1 sq. metres (259.6 sq. feet)



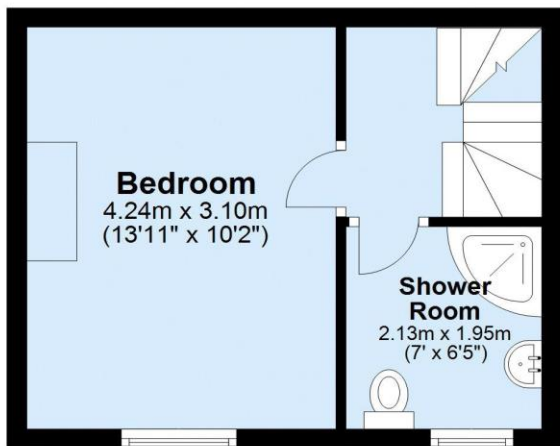
Ground Floor

Approx. 23.8 sq. metres (256.1 sq. feet)



First Floor

Approx. 21.8 sq. metres (235.0 sq. feet)



Second Floor

Approx. 20.8 sq. metres (224.2 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

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.

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.