

Castlehill

Estate & Letting Agents

14 Stanmore Hill, Leeds
LS4 2PW



Offers in the Region Of £159,950 Region



- Two double bedroomed terrace
- Let until 30th June 2024
- Gross rent £9,000 pa/ ex bills
- Close to Headingley, shops & train station
- Ideal first home or investment
- Open views over allotments opposite



A DECEPTIVELY SPACIOUS TWO BEDROOMED BACK TO BACK WITH AN OPEN OUTLOOK OVER ALLOTMENTS OPPOSITE, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO LOCAL SHOPS, TRAIN STATION, HEADINGLEY AND WITHIN EASY REACH OF THE CITY CENTRE AND UNIVERSITIES.

The property is currently let until 30th June 2024 @ £9,000 p/a excluding bills, therefore ideal for continued investment or as a first home once vacant possession is obtained from 1st July 2024 onwards.

The gas centrally heated and UPVC double glazed accommodation comprises a lounge and kitchen on the ground floor, a very useful lower ground floor room, ideal for a variety of uses, including a dining room, study, gym, cinema room etc.

Upstairs there is a good sized double bedroom, a spacious bathroom w/c and on the top floor, another lovely double bedroom.

Internal viewing recommended to appreciate the well maintained, flexible and characterful accommodation.

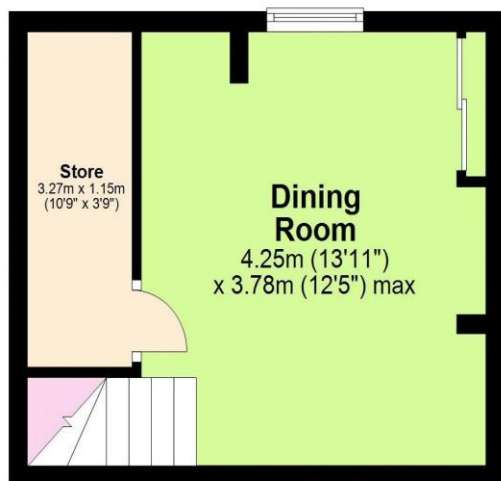
Internal photos taken pre-tenancy.





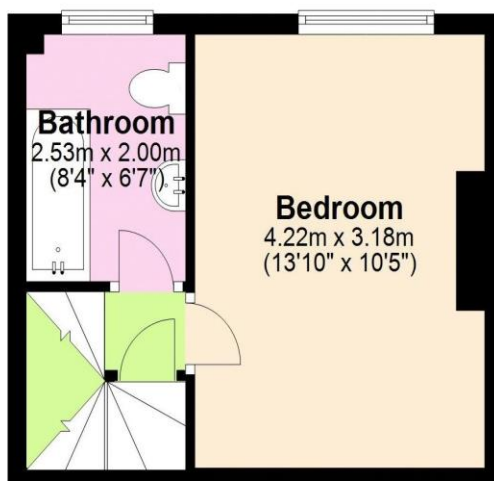
Lower Ground Floor

Approx. 21.3 sq. metres (229.4 sq. feet)



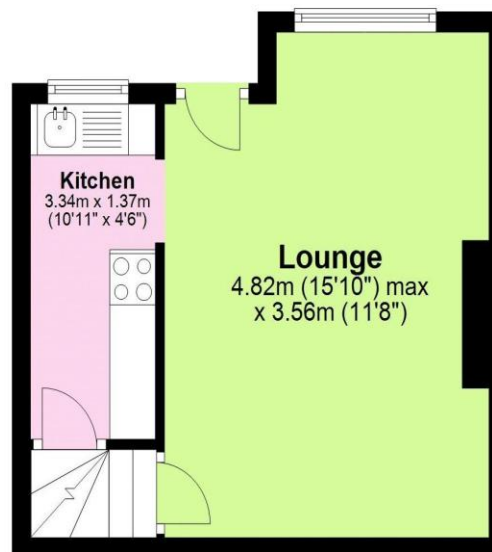
First Floor

Approx. 22.1 sq. metres (237.9 sq. feet)



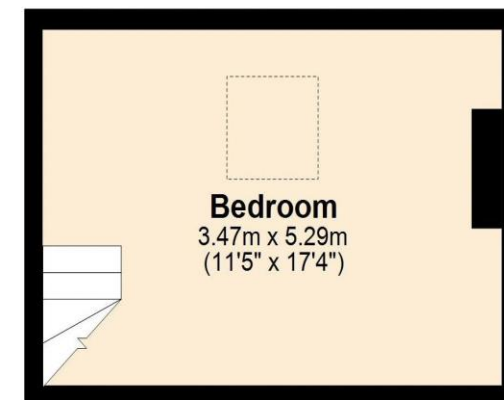
Ground Floor

Approx. 21.0 sq. metres (225.9 sq. feet)



Attic

Approx. 18.4 sq. metres (197.6 sq. feet)



Total area: approx. 82.8 sq. metres (890.8 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Location

Travelling from Headingley on St Michael's Road, turn left onto St Michael's Lane. Continue over small railway bridge. Stanmore Hill is on the left.

Council Tax Band

A

Tenure

Freehold

Possession

Subject to current periodic tenancy agreement.

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/leeds-city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 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.