

# Castlehill

Estate & Letting Agents

18 Mayville Place, Leeds  
LS6 1NE



£250,000 Region



- Very well presented investment property
- Sought-after and convenient location
- Three double bedrooms
- Three bath/shower rooms & w/c's
- Let until 30th June 2025
- Gross rent £18,330 p/a ex bills



A VERY WELL PRESENTED AND MAINTAINED THREE BEDROOMED BACK TO BACK TERRACE WITH THREE BATH/SHOWER ROOMS, SITUATED IN THIS SOUGHT-AFTER AND HIGHLY CONVENIENT LOCATION, A COUPLE OF MINUTES WALK TO BURLEY PARK TRAIN STATION, LOCAL SHOPS AND WITHIN EASY REACH OF HEADINGLEY'S EXTENSIVE AMENITIES AND SOCIAL SCENE, WITH THE MAIN UNIVERISITES AND LEEDS CITY CENTRE ALSO WITHIN WALKING DISTANCE.

The property is currently let until 30th June 2024 at an attractive rent of £17,940 p/a excluding bills and re-let from the 1st July 2024 to 30th June 2025 at an increased rent of £18,330 p/a excluding bills. The well planned accommodation comprises an open plan lounge and modern fitted kitchen, a good sized lower ground floor bedroom and a shower room w/c, a first floor double bedroom with an original feature fireplace and a spacious fully tiled bathroom w/c with a modern white suite and a shower over the bath, a third double bedroom on the top floor with a further shower room w/c.

Externally, there is a small garden to the front and ample on street parking.

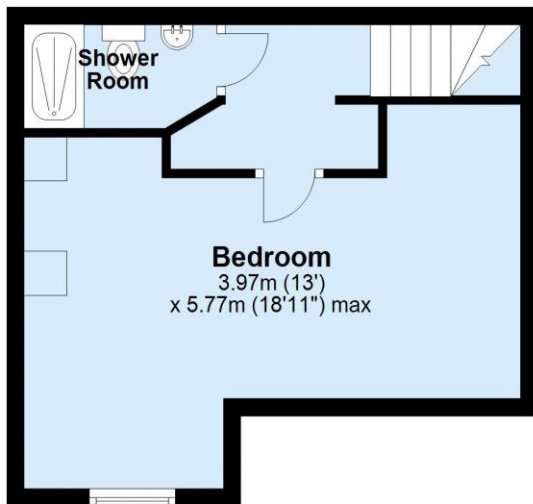
The sale is subject to the successful purchaser retaining the current lettings management agent, DEU Estates, for the remainder of the agreed tenancies. Internal viewing strongly recommended of this well run ready made investment.





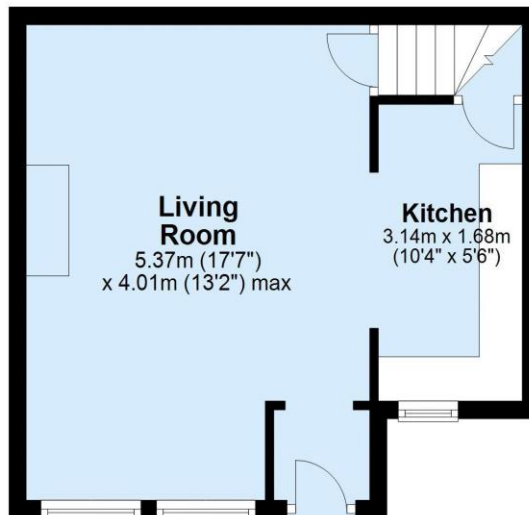
### Lower Ground Floor

Approx. 26.8 sq. metres (288.8 sq. feet)



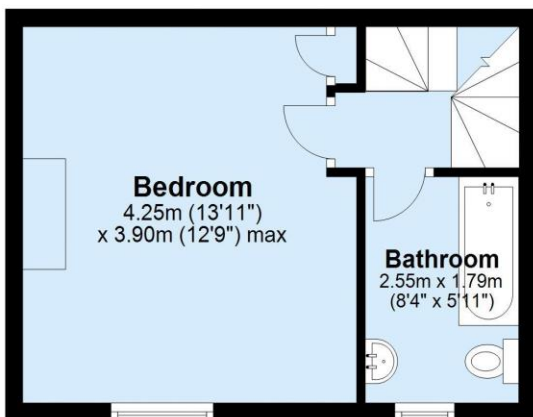
### Ground Floor

Approx. 28.7 sq. metres (309.4 sq. feet)



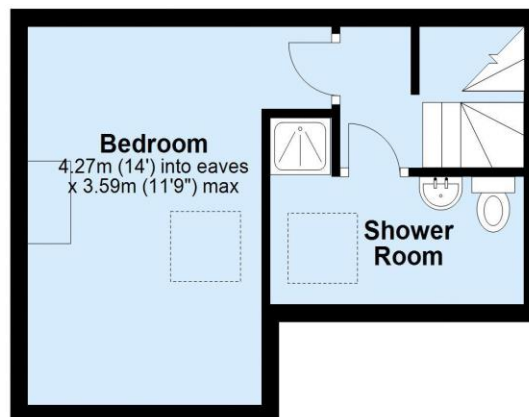
### First Floor

Approx. 24.7 sq. metres (265.6 sq. feet)



### Second Floor

Approx. 21.3 sq. metres (229.0 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.

**Possession**  
Subject to current tenancy

**Council Tax Band**  
A

**Tenure**  
Freehold

**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](http://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		
39-54	E	50 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