

# castlehill

Estate Agents

29 St Anns Avenue Leeds  
LS4 2PB

£189,950 Region



- FIVE BEDROOM TERRACE
- VERY WELL PRESENTED
- POPULAR & CONVENIENT LOCATION
- PRODUCING A MONTHLY RENTAL of £1945
- GAS CENTRAL HEATING & UPVC D/GLAZING
- GREAT FOR INVESTMENT OR PRIVATE



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



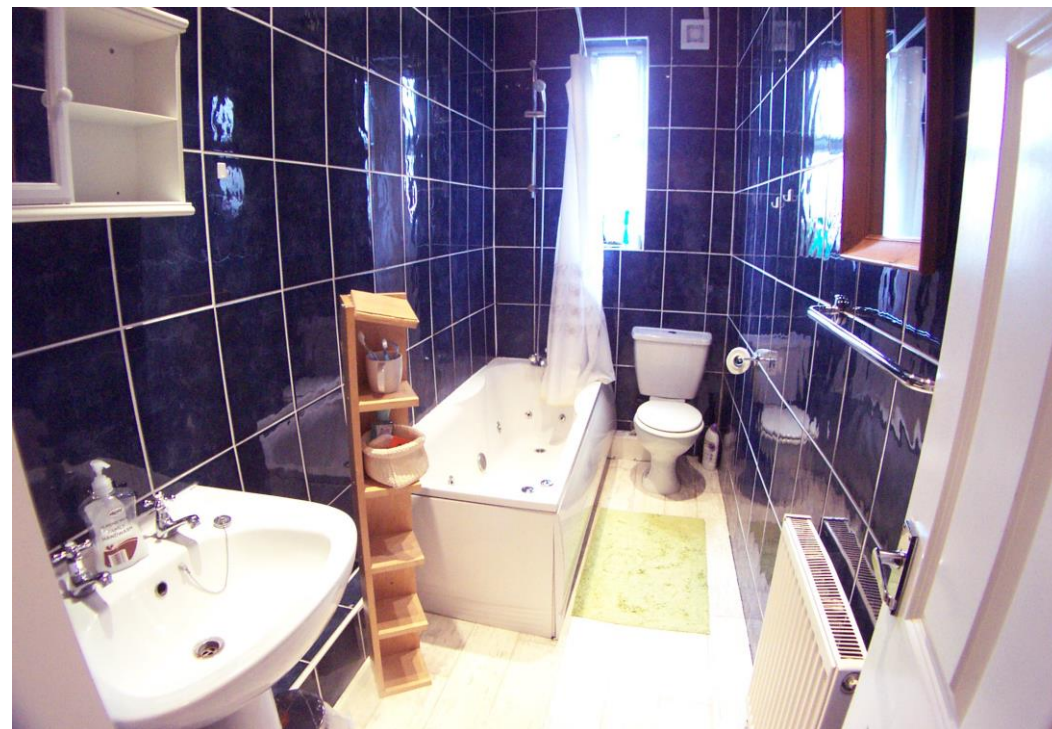
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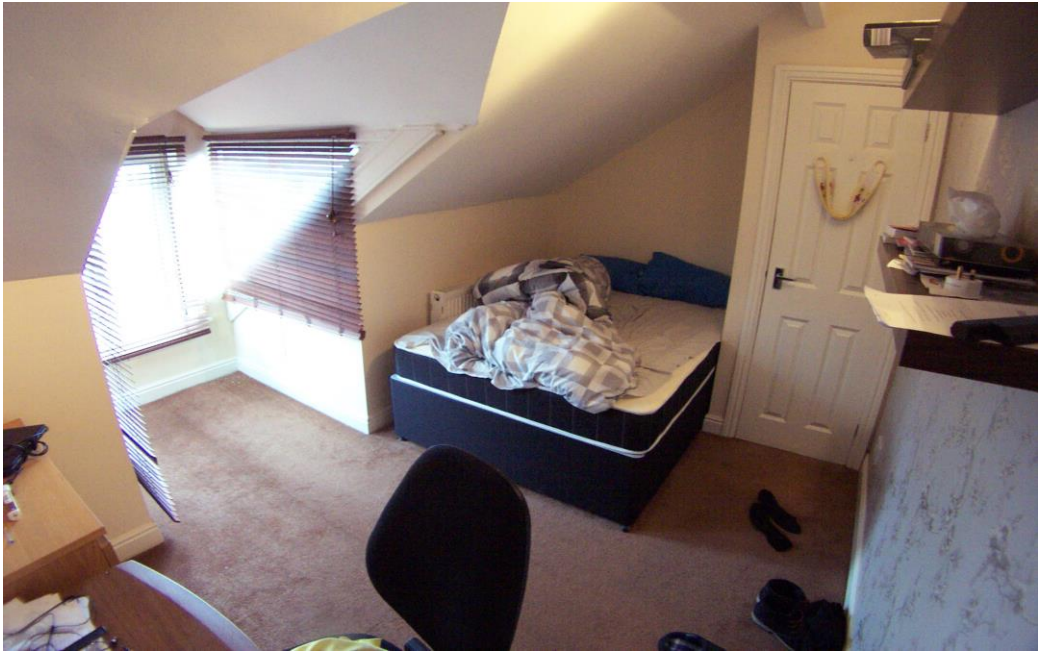
**A VERY WELL PRESENTED & SPACIOUS FIVE DOUBLE BEDROOMED TERRACED PROPERTY WITH GARDENS TO THE FRONT & REAR, SITUATED IN THIS CONVENIENT LOCATION, CLOSE TO OPEN PARKLAND & WITHIN EASY REACH OF HEADINGLEY, THE UNIVERSITIES & CITY CENTRE.**

Currently fully let on various individual tenancy agreements producing a very attractive monthly rental income of £1945.00. We understand the landlord pays for utilities including council tax, water, gas & electric. Vacant possession is from 1st July 2016.

Good opportunity for investors benefiting from immediate income on completion but equally having some lovely period features providing a superb home for first time buyers, families and parental buyers!! This is a large property complete with gas central heating and PVCu double glazed windows. The accommodation briefly comprises of a spacious lounge with feature fireplace, separate dining kitchen on the ground floor, lower ground floor bedroom with a modern shower room w/c and a large utility room, bedrooms and a house bathroom & w/c with Jacuzzi bath on the first floor and two further good sized rooms on the second floor. Outside there are gardens to the front and a hard-standing yard to the rear providing some off street parking!



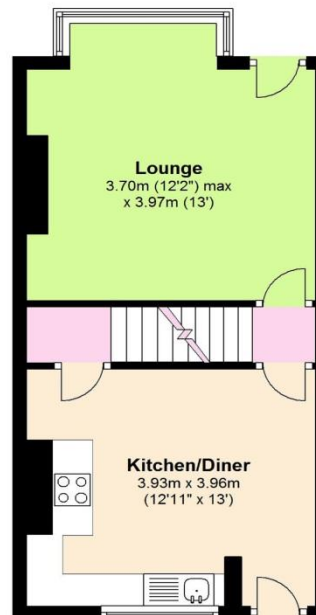




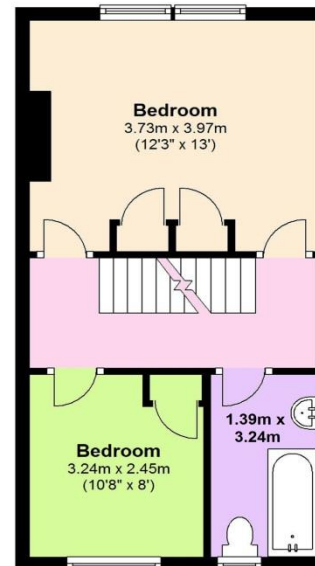
**Lower Ground Floor**  
Approx. 35.6 sq. metres (383.4 sq. feet)



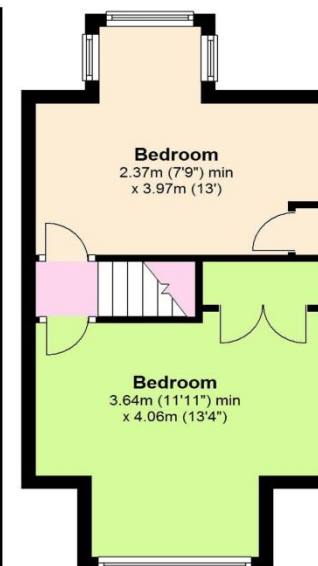
**Ground Floor**  
Approx. 35.3 sq. metres (379.8 sq. feet)



**First Floor**  
Approx. 35.3 sq. metres (380.5 sq. feet)



**Attic**  
Approx. 28.2 sq. metres (303.2 sq. feet)



Total area: approx. 134.4 sq. metres (1446.9 sq. feet)

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

#### Location

Travelling from Headingley on St Michaels Lane cross over the junction with Cardigan Road. Continue along over the small railway bridge and past the allotments, turn left onto Stanmore Hill, right onto The Village Street, St Anns Avenue is on the right.

#### Council Tax Band A

Tenure Freehold

#### Possession

Subject to existing tenancy agreements.

Small 1st floor room - £350pcm - ends 22/4/2016

Basement room- £410pcm - ends 16/5/16

1st floor large bedroom- £415pcm - ends 21/4/2016

2nd floor small- £370pcm - ends 30/06/2016

2nd floor large- £400pcm - ends 2/5/2016

#### 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

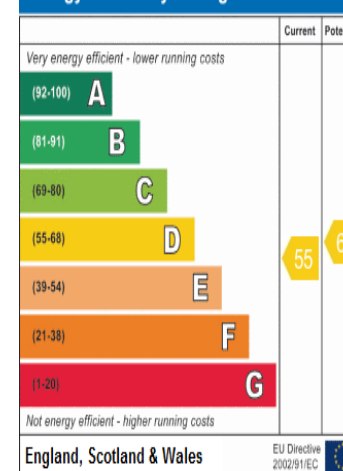
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

#### Management Clause

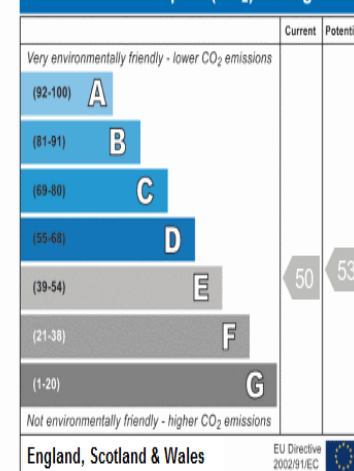
If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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