



Headingley Avenue, Leeds LS6 3ER

welcome to

Headingley Avenue, Leeds

This substantial through-terraced property offers an exceptional investment opportunity, boasting 8 spacious bedrooms and a fully compliant HMO licence



Entrance/Hall Lounge

12' 6" max x 14' 11" max (3.81m max x 4.55m max)

The lounge features laminate flooring and a radiator, offering a bright and functional living space, very spacious.

Kitchen (basement)

14' 11" max x 9' max (4.55m max x 2.74m max)

This kitchen features laminate cabinetry and worktops, an electric hob and oven, a built-in fridge, and a built-under extractor fan. The walls are tiled to unit height on two sides, and the flooring is fully tiled. Additional features include a door leading to the rear and a double radiator for heating

Bedroom 1 (Ground Floor)

14' 4" max x 7' 4" max (4.37m max x 2.24m max)

Spacious double bedroom featuring soft carpeted flooring, two rear-facing windows allowing plenty of natural light, built-in furniture for convenient storage, and a wall-mounted radiator for year-round comfort.

Downstairs Bathroom

Modern bathroom featuring sleek laminate flooring, a stylish shower enclosure with fully tiled walls, and a contemporary floor-standing sink unit. Designed with clean lines and quality finishes, this space offers both functionality and a fresh, modern feel.

Bedroom 2 (Ground Floor)

10' 2" max x 9' 4" max (3.10m max x 2.84m max)

Bright and spacious double bedroom with soft carpeted flooring, two rear-facing windows for natural light, a wall-mounted radiator, built-in furniture for added storage, and space for a double bed.

Bedroom 3 (1st Floor)

9' 8" max x 9' 3" max (2.95m max x 2.82m max)

A well-proportioned double bedroom featuring plush carpeted flooring, a spacious layout with a

double bed, built-in furniture for convenient storage, a wall-mounted radiator for comfort, and a large rear-facing window that fills the room with natural light.

Bedroom 4 (1st Floor)

12' 4" max x 6' 10" max (3.76m max x 2.08m max)

Generous double bedroom featuring soft carpeted flooring, built-in furniture for ample storage, and a wall-mounted radiator for year-round comfort. The room is bright and airy, with two front-facing windows that flood the space with natural light, enhancing its spacious feel.

Toilet (basement)

Tiled floor, toilet, pedestal sink, extractor

Bathroom 1st Floor

Contemporary bathroom featuring laminate flooring, a curved shower enclosure, floor-standing sink unit, toilet, and fully tiled walls. Complete with an extractor fan for ventilation, this space combines style and practicality.

Bedroom 5 (1st Floor)

Stylish loft bedroom featuring cozy carpeted flooring, a comfortable double bed, built-in wardrobes for ample storage, and front-facing Velux windows that fill the space with natural light. A wall-mounted radiator ensures year-round comfort, making this loft room both functional and inviting.

Bedroom 6 (loft)

10' 4" max x 8' max (3.15m max x 2.44m max)

Stylish loft bedroom featuring cozy carpeted flooring, a comfortable double bed, built-in wardrobes for ample storage, and front-facing Velux windows that fill the space with natural light. A wall-mounted radiator ensures year-round comfort, making this loft room both functional and inviting.

Bedroom 7 (loft)

13' 9" max x 6' 11" max (4.19m max x 2.11m max)

Characterful carpeted bedroom featuring an angled ceiling, front-facing window that brings in natural light, built-in furniture for convenient storage, and a wall-mounted radiator for added comfort. A cosy and unique space full of charm, located in the loft.

Bedroom 8 (loft)

9' 3" max x 7' 6" max (2.82m max x 2.29m max)

Spacious loft bedroom offering a cozy yet airy feel, featuring soft carpeted flooring, a comfortable double bed space, and built-in furniture for smart storage solutions. The room boasts angled ceilings that add character, a Velux window that fills the space with natural light, and a wall-mounted radiator for year-round comfort. A stylish and functional retreat tucked away in the loft.

Garden/Parking

On street parking, well maintained front garden paving, new front door



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welcome to

Headingley Avenue, Leeds

- Guide Price £550,000
- Recently Renovated
- 8 Bedrooms
- Through Terrace Property
- Great Transport Links To Leeds City Centre

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA109268 - 0004

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