



£230,000 Region



- 3 X Good Sized Double Bedrooms
- Spacious Elevated Back to Back
- Let Until 30th June 2025
- Well Managed Characterful Accommodation
- Excellent Letting Location
- Being Sold As An On-going Concern

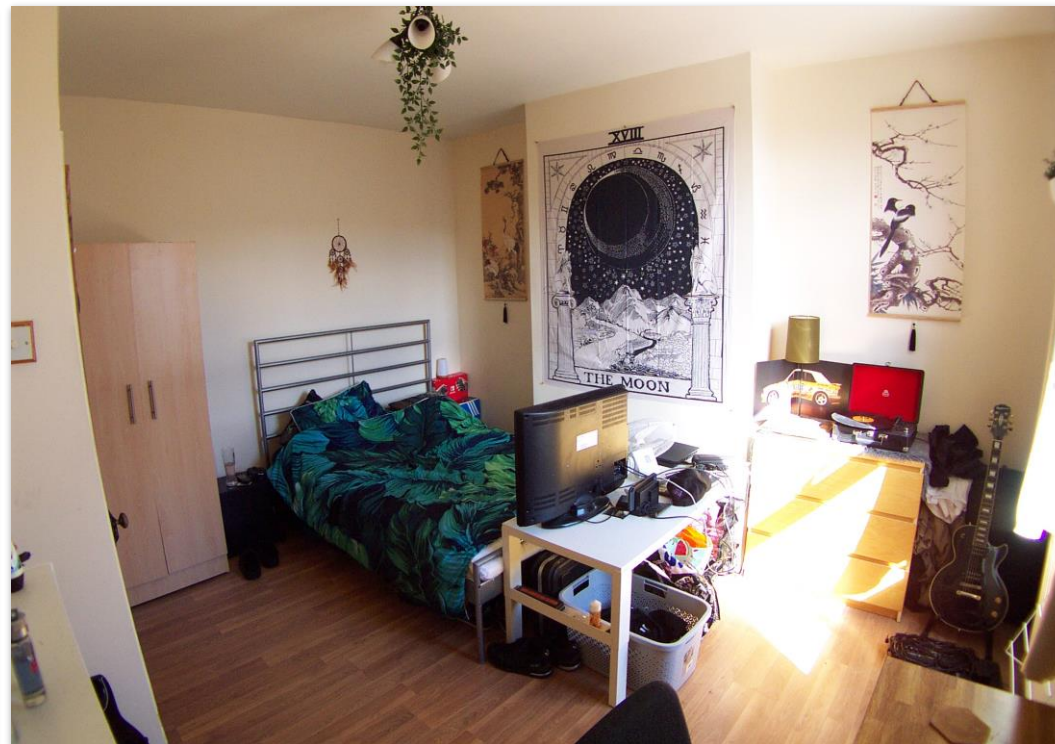


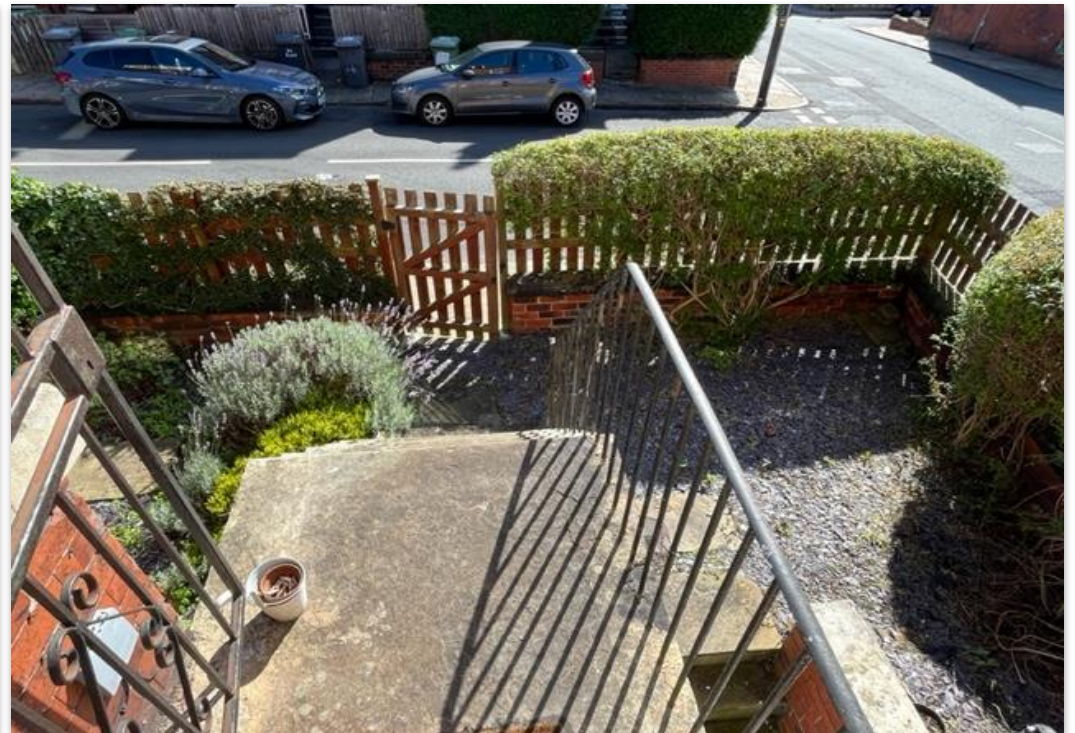
ATTRACTIVE INVESTMENT OPPORTUNITY - LET UNTIL 30TH JUNE 2025! A DECEPTIVELY SPACIOUS & CHARACTERFUL THREE BEDROOMED END BACK TO BACK, WITH AN ENCLOSED GARDEN, LOCATED IN A PRIME LETTING POSITION WITHIN EASY WALKING DISTANCE TO BURLEY PARK TRAIN STATION, SHOPS AND HEADINGLEY & HYDE PARK.

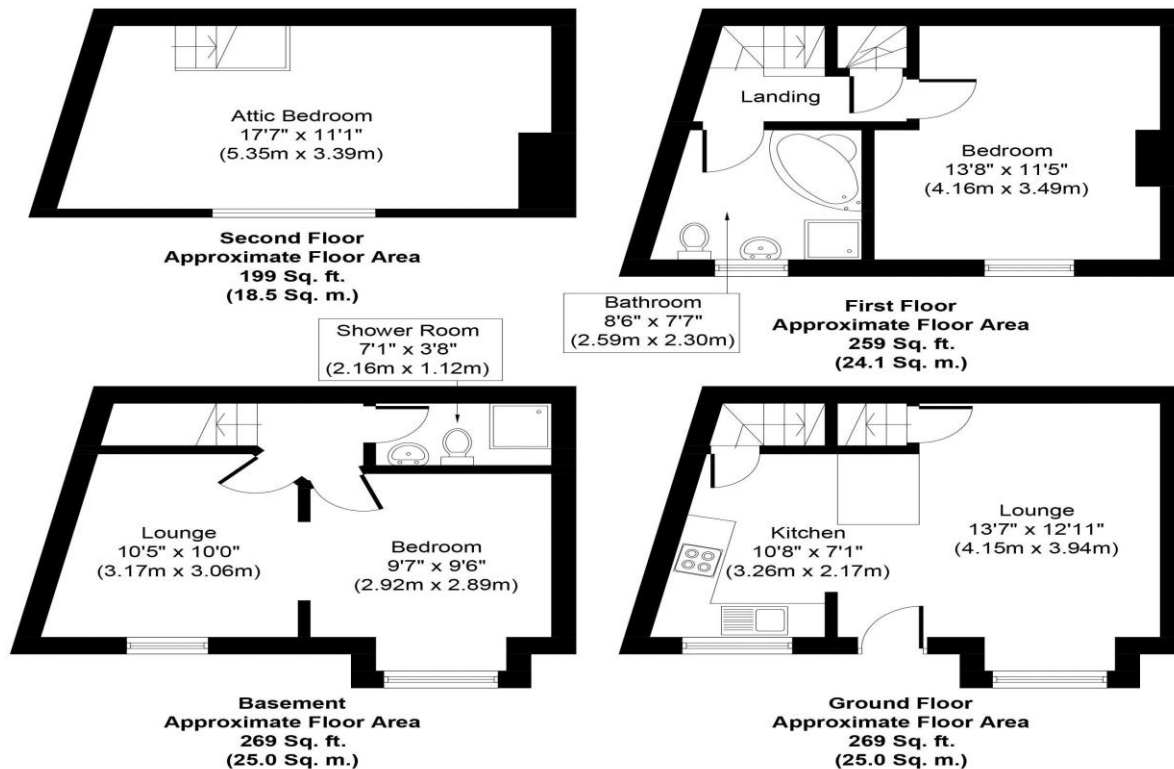
The well managed investment is currently let until 30th June 2024 with an annualised rental income of £16,581 p/a excluding utilities and now RE-LET from 1st July 2024 until 30th June 2025 at an increased rent of £18,396 per annum, excluding of utilities. For sale as an on-going concern and immediate income on completion!

The property enjoys an elevated position with the accommodation over four floors and comprising an open plan living kitchen, a generous lower ground floor bedroom and shower room w/c, a first floor double bedroom and a good sized tiled bathroom with corner bath & separate shower enclose and a further larger bedroom on the top floor. There is no letting management tie in, allowing buyers the opportunity to self manage or appoint their own preferred letting agent.

Externally there is an attractive enclosed front garden, which enjoys a very sunny aspect. A highly popular letting location and early viewing recommended!







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure
Freehold
Council Tax Band
A
Possession
Subject to tenancy

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		
69-80	C		76 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.

