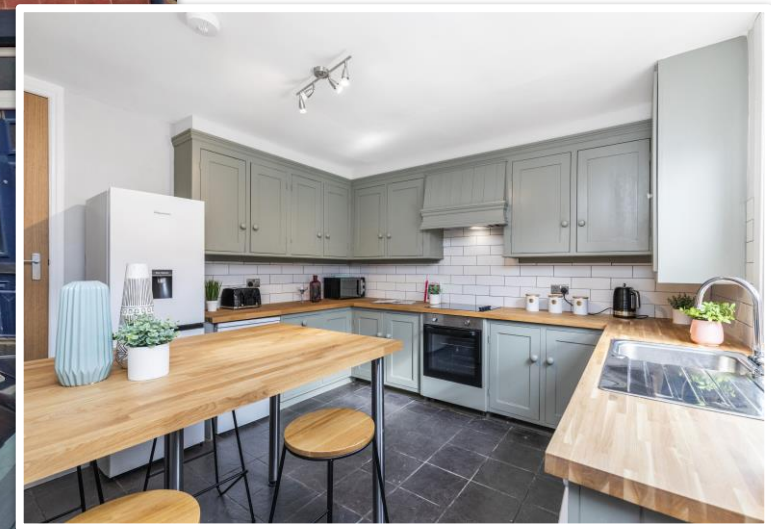




£420,000 Region



- Deceptively spacious terrace
- Six bedrooms with ensuite shower room w/c
- Very well presented accommodation
- Close to universities & city centre
- Let until 30th June 2025
- Gross rent £35,880 p/a (ex bills)



LET UNTIL 30th JUNE 2025! - A DECEPTIVELY SPACIOUS SIX BEDROOMED SUPERBLY REFURBISHED TERRACE WITH EACH BEDROOM HAVING AN EN-SUITE SHOWER ROOM W/C, SITUATED IN THIS CONVENIENT LOCATION, CLOSE TO THE MAIN UNVIVERSITIES AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

The well planned and presented property is currently let on separate tenancies until 30th June 2024 at £42,570 including bills and re-let on one tenancy until 30th June 2025 at an attractive rent of £43,800 p/a including bills (circa £35,880 p/a excluding bills).

The accommodation comprises an entrance hall and two bedrooms each with an ensuite shower room w/c on the ground floor, a lounge and a modern fitted dining kitchen on the lower ground floor, two bedrooms each with an ensuite shower room w/c on the first floor and two further bedrooms on the top floor sharing a 'Jack and Jill' ensuite shower room w/c.

Externally there is a small frontage with on street parking and an enclosed yard to the rear.

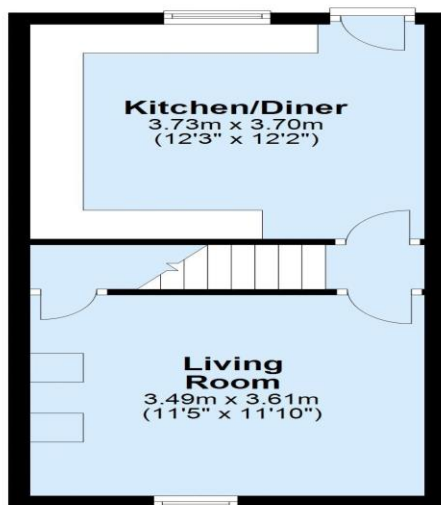
The seller has a HMO Licence until 26th April 2028 and a C4 lawful use certificate. The sale is subject to the successful buyer retaining the current lettings management agent, Beyond Lettings, for at least the remainder of the agreed tenancies.

Internal viewing strongly recommended of this well run investment property.

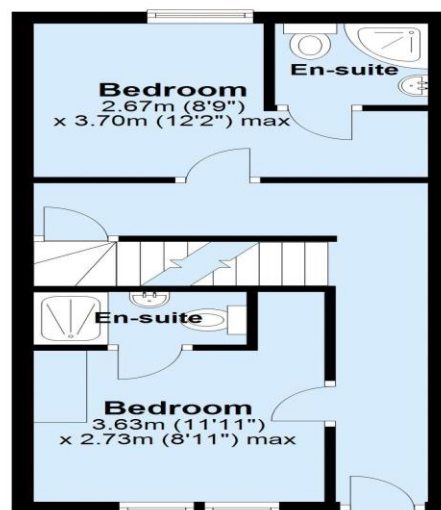




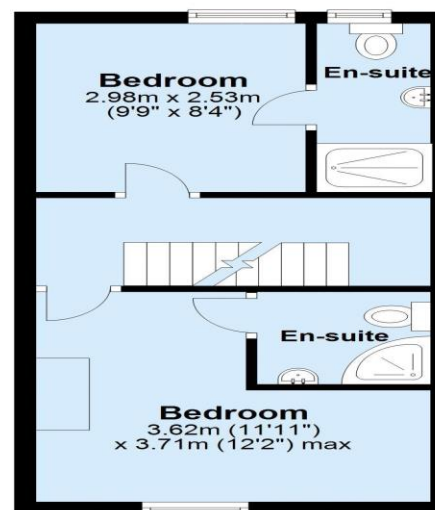
Lower Ground Floor
Approx. 30.0 sq. metres (322.8 sq. feet)



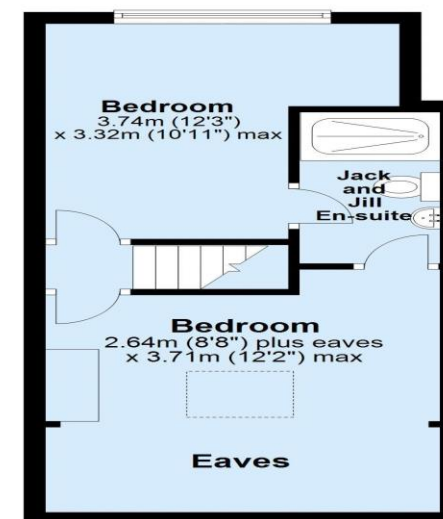
Ground Floor
Approx. 30.7 sq. metres (330.4 sq. feet)



First Floor
Approx. 30.9 sq. metres (332.5 sq. feet)



Second Floor
Approx. 30.8 sq. metres (331.5 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

A

Possession

Subject to tenancy

Point to note

Internal photographs provided by the seller pre-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](http://Leeds City Council website) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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.

