



- Spacious end terrace
- Five bedrooms, two showers, three w/c's
- Sought after & convenient location
- Let until 30th June 2025
- Gross rent £27,375 p/a
- Impressive open plan lounge & dining kitchen



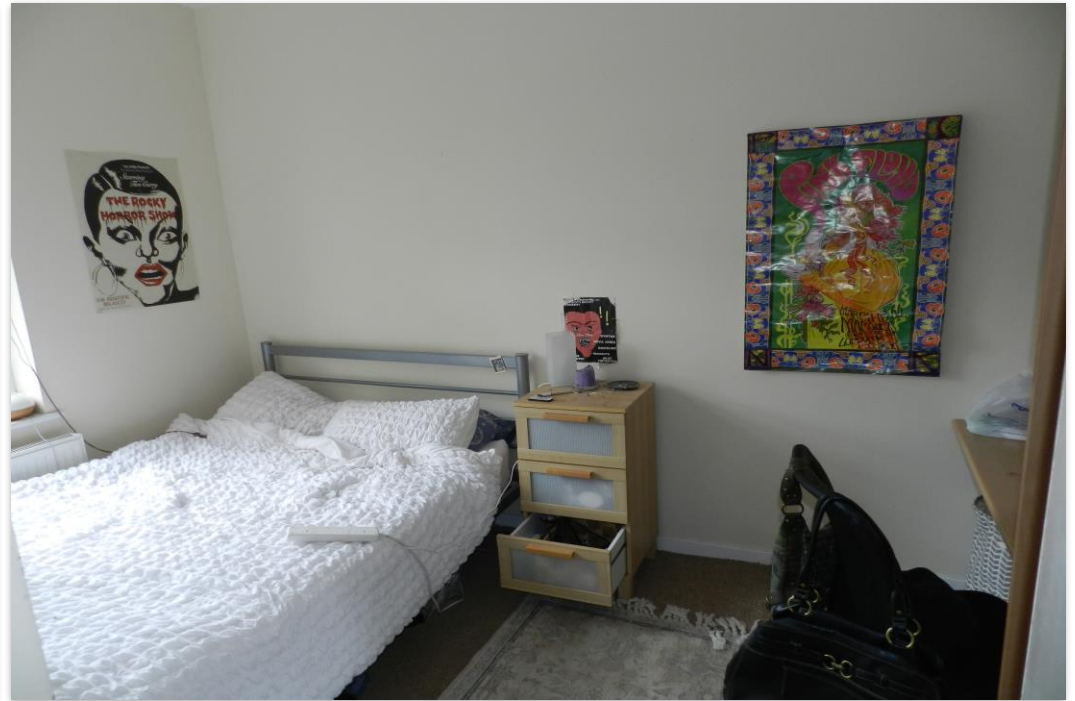
**A WELL PLANNED FIVE BEDROOMED END TERRACE SITUATED IN THIS SOUGHT-AFTER AND VERY CONVENIENT LOCATION, A COUPLE OF MINUTES WALK TO BURLEY PARK TRAIN STATION, SHOPS AND WITH EASY ACCESS TO THE EXTENSIVE AMENITIES IN HEADINGLEY, THE UNIVERSITIES AND LEEDS CITY CENTRE.**

The property is currently let until 30th June 2024 at £25,289 p/a and re-let from 1st July 2024 to 30th June 2025 at £27,375 p/a excluding bills.

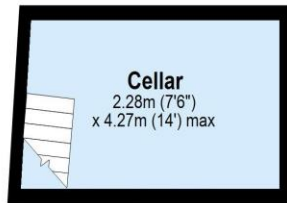
The spacious accommodation comprises an entrance hall with a separate w/c off, a lounge open plan to a modern newly fitted (2023) dining kitchen creating one large impressive room, a small basement, three first floor bedrooms, a refurbished shower room w/c (2023) and two further good sized bedrooms on the top floor with a further shower room w/c. Externally there is a small garden frontage, a yard to the rear and ample on street parking.

The seller has a HMO Licence until 30th July 2027 and a lawful use HMO C4 certificate. The sale is subject to the successful buyer retaining the lettings management agent, Stonehouse Properties, for at least the remainder of the agreed tenancies.

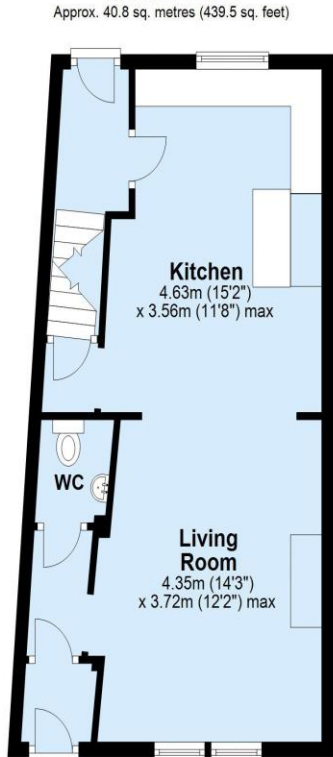




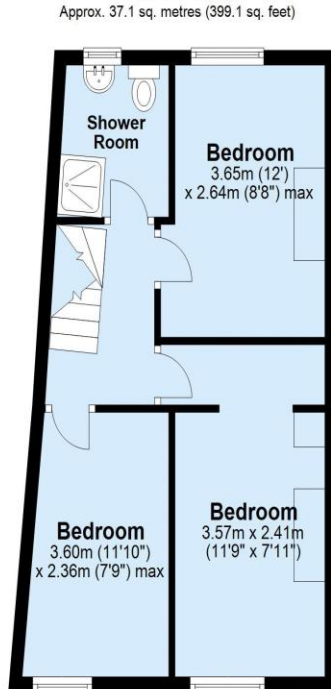
**Lower Ground Floor**  
Approx. 9.3 sq. metres (99.8 sq. feet)



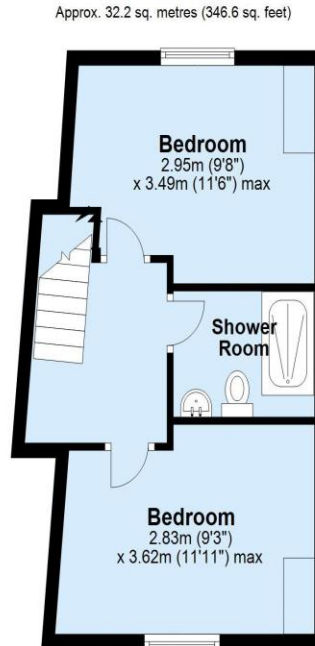
**Ground Floor**  
Approx. 40.8 sq. metres (439.5 sq. feet)



**First Floor**  
Approx. 37.1 sq. metres (399.1 sq. feet)



**Second Floor**  
Approx. 32.2 sq. metres (346.6 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.

**Tenure**

Freehold

**Council Tax Band**

B

**Possession**

Subject to current tenancies

**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		82 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.



Your Sales and Lettings Specialist in North Leeds