



A WELL PRESENTED TWO BEDROOMED END BACK TO BACK SITUATED IN THIS CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE UNIVERSITIES.

The property is ideal for private occupation, possibly as a first home or continued investment, as it is currently let until 30th June 2024 at £900 pcm.

In brief the gas centrally heated and UPVC double glazed accommodation comprises an open plan modern living kitchen, a basement, a double bedroom, a modern bathroom w/c on the first floor and a further bedroom on the top floor with dormer window.

Externally the property is street lined with ample on street parking.

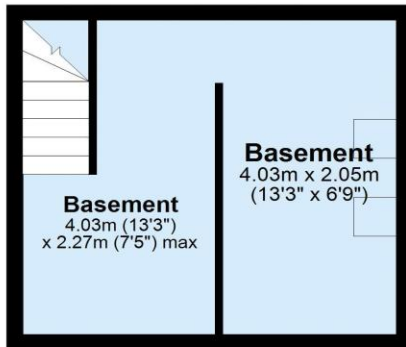




Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Lower Ground Floor

Approx. 17.8 sq. metres (191.7 sq. feet)



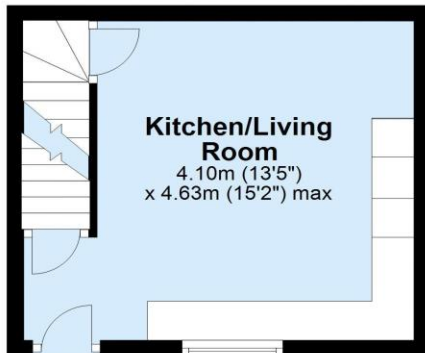
Second Floor

Approx. 11.4 sq. metres (122.7 sq. feet)



Ground Floor

Approx. 19.0 sq. metres (204.3 sq. feet)



First Floor

Approx. 19.0 sq. metres (204.0 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

A

Possession

Subject to 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.

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