



£295,000 Region



- Very spacious semi-detached
- Four bedrooms, bathroom & shower room
- Prime central Headingley location
- Drive, sun room and gardens
- Let until 30th June 2025
- Gross rent £20,857 p/a ex bills



A VERY SPACIOUS AND WELL PRESENTED FOUR BEDROOMED SEMI-DETACHED PROPERTY WITH A BATHROOM W/C AND A SHOWER ROOM W/C, LET UNTIL SUMMER 2025, SITUATED IN THIS HIGHLY CONVENIENT LOCATION IN CENTRAL HEADINGLEY, A STONE'S THROW FROM THE CRICKET GROUND AND A FEW MINUTES WALK TO EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS WITH LEEDS CITY CENTRE AND THE UNIVERSIITES WITHIN EASY REACH.

With attractive generous room proportions, the accommodation comprises an entrance hall, a bedroom and an impressive open plan kitchen and lounge leading into a sun room overlooking the rear garden and onto a timber deck. Upstairs, there are two very good sized bedrooms, a bathroom w/c with corner bath and a further bedroom and shower room w/c on the top floor. Externally there is a front garden and a drive leading to a rear garden and raised timer deck. There is also ample on street parking. The property is currently let until 30th June 2025 at £20,857 p/a excluding bills. There is no lettings management tie in allowing buyers to self manage or appoint their preferred agent.

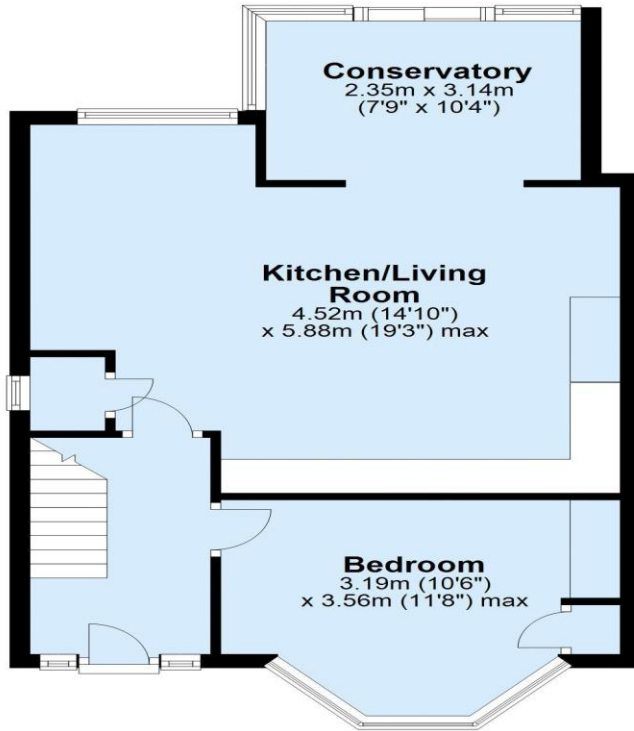
Internal viewing strongly recommend to appreciate the lovely light and airy accommodation with generous room sizes





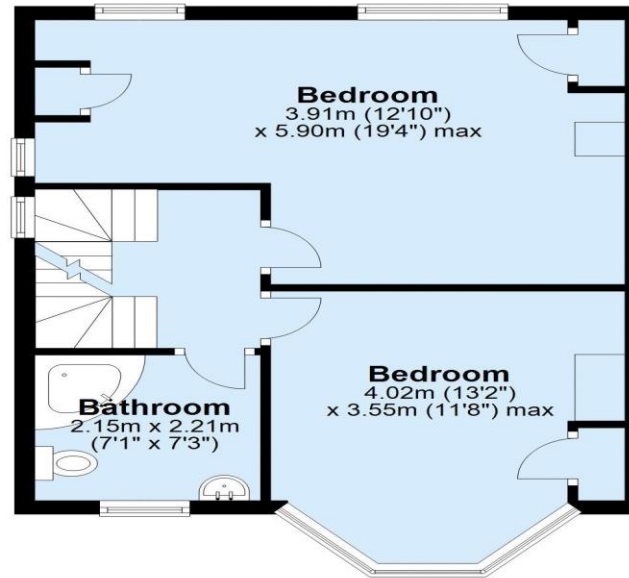
Ground Floor

Approx. 50.9 sq. metres (547.8 sq. feet)



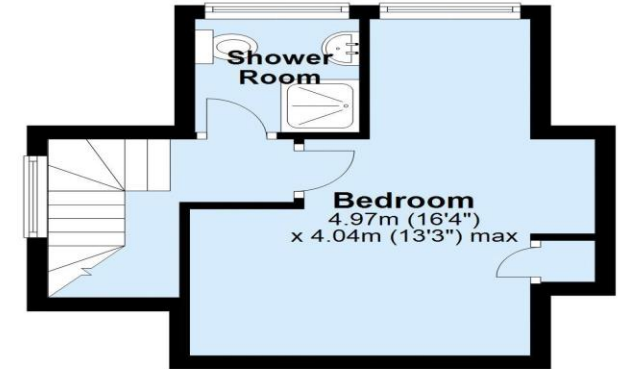
First Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



Second Floor

Approx. 21.4 sq. metres (230.6 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

C

Possession

Subject of 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 for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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.