



- Very spacious end terrace
- Six bedrooms, each with en-suite shower room w/c
- Close to train station & Headingley
- Let until 30th June 2025
- Gross rent circa £32,760 p/a ex bills
- Front garden and garage



A SPACIOUS SIX BEDROOMED END TERRACE WITH EACH BEDROOM HAVING AN EN-SUITE SHOWER ROOM W/C, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION PROVIDING QUICK AND EASY ACCESS INTO LEEDS CITY CENTRE, THE CRICKET & RUGBY GROUNDS AND HEADINGLEY'S EXTENSIVE AMENITIES, SHOPS BARS AND RESTAURANTS.

The property is currently let until 30th June 2025 at the same rent including bills. We understand the net rent less bills is circa £32,760 p/a, representing an attractive yield of over 8.5% based on the asking price.

The deceptively spacious accommodation comprises an entrance hall, lounge and dining kitchen on the ground floor, two lower ground floor bedrooms each with an en-suite shower room w/c, two first floor bedrooms each with an en-suite shower room w/c and two further bedrooms on the top floor, again each with an en-suite shower room w/c. Externally, there is a front garden enjoying a sunny afternoon aspect and an unusual feature of a garage to the side.

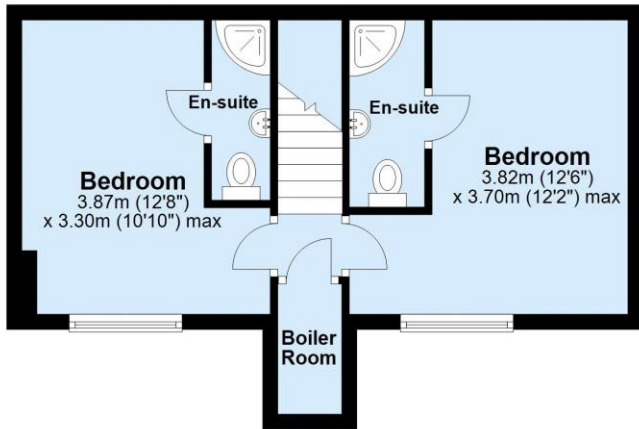
The seller has a HMO Licence until 16th August 2028 for six occupants and a House in Multiple Occupation (HMO) lawful use certificate. The sale is subject to the successful buyer retaining the lettings management of Springwell Properties for at least the remainder of the agreed tenancies.





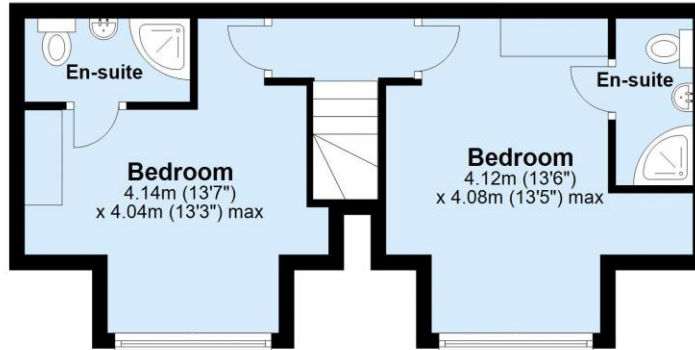
Lower Ground Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



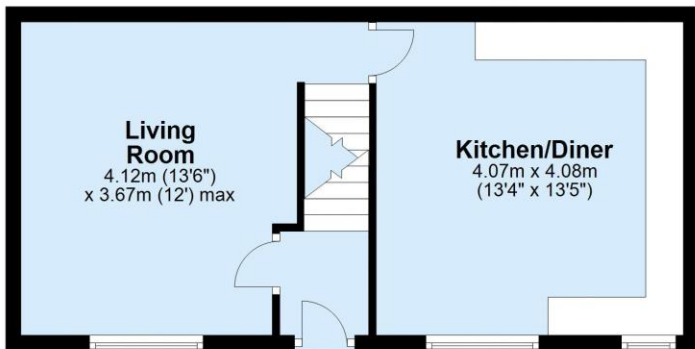
Second Floor

Approx. 31.7 sq. metres (341.0 sq. feet)



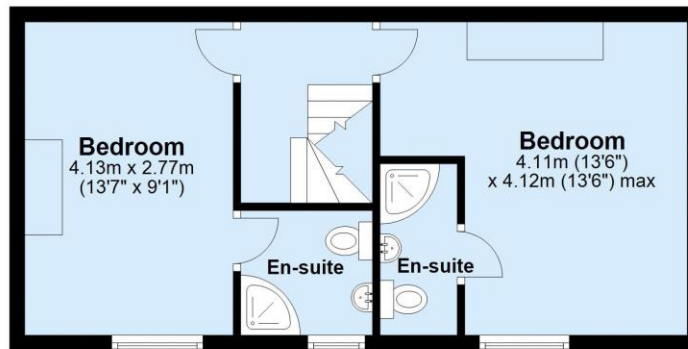
Ground Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.3 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 tenancy agreement

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		83 B
69-80	C		
55-68	D	58 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.