



£239,950 Region



- 3/4 Bed Back to Back
- Let Until 30th June 2025
- Generating £17,928 PA
- Well Managed & Presented
- Popular Letting Location
- Being Sold As an On-Going Concern



Investment opportunity, Let from 1st July 2024 to 30th June 2025 @ £17,928 p/a (excluding bills)!!

A DECEPTIVELY SPACIOUS 3/4 BEDROOMED BACK TO BACK SITUATED IN THIS QUIETER CUL-DE-SAC POSITION, JUST A COUPLE OF MINUTES' WALK TO BURLEY PARK TRAIN STATION AND LOCAL SHOPS WITH HEADINGLEY, THE UNIVERSITIES AND LEEDS CITY CENTRE ALL WITHIN EASY REACH.

A great opportunity as an on-going investment, currently let to three occupants with immediate income on completion. The well managed property has no lettings management tie-in, allowing buyers to self-manage or appoint their preferred agent. There is a fourth bedroom, currently being used as a study. Buyers may want to consider removing the dividing wall in the basement to create a much larger more attractive ensuite bedroom, potentially increasing rental levels, all subject to the necessary building consents.

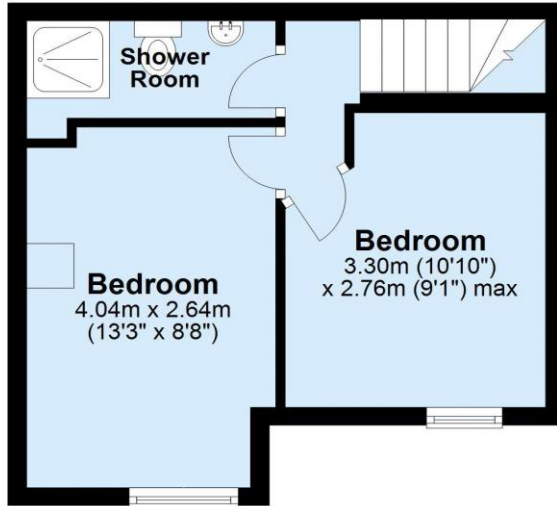
In brief, the elevated accommodation comprises an open plan lounge and modern kitchen, two lower ground floor bedrooms and a shower room & WC, a third bedroom and house bathroom & w/c on the first floor and a further good sized bedroom on the top floor. Externally there is a low maintenance garden to the front.





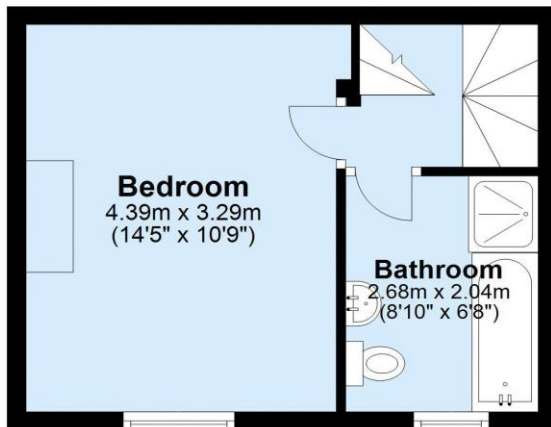
Lower Ground Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



First Floor

Approx. 23.7 sq. metres (255.3 sq. feet)

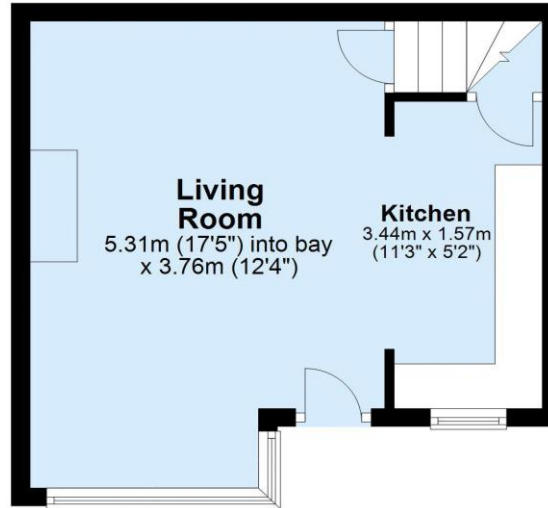


Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

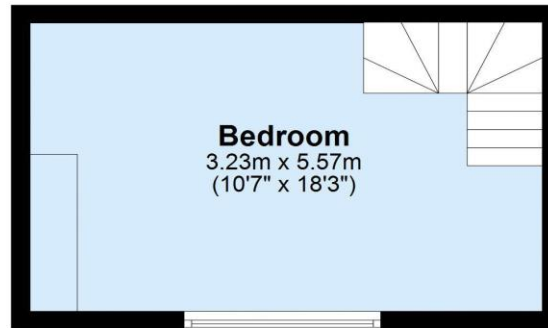
Ground Floor

Approx. 26.0 sq. metres (279.7 sq. feet)



Second Floor

Approx. 18.0 sq. metres (193.6 sq. feet)



Tenure

Freehold

Council Tax Band

A

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		
69-80	C		77 C
55-68	D	62 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.