



£319,000 Region



- Very well presented mid terrace
- Four bedrooms, three en-suites
- Close to Leeds city centre & universities
- Successful Airbnb & Booking.com venture
- Modern fitted dining kitchen
- Ideal alternative investment



A VERY WELL PRESENTED FOUR BEDROOMED MID TERRACE WITH EACH BEDROOM HAVING AN EN-SUITE SHOWER ROOM W/C SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO LOCAL AMENITIES AND WITHIN WALKING DISTANCE TO LEEDS CITY CENTRE, THE UNIVERSITIES & HOSPITALS.

The owners are currently running the property as a successful Airbnb and Booking.com venture and we understand they generated a very attractive gross rent of circa £40,500 p/a from July 2023 to June 2024. The property is being sold as a going concern and will be subject to future bookings on completion. We understand there are already numerous bookings into next year. Further details can be found on Airbnb and Booking.com websites.

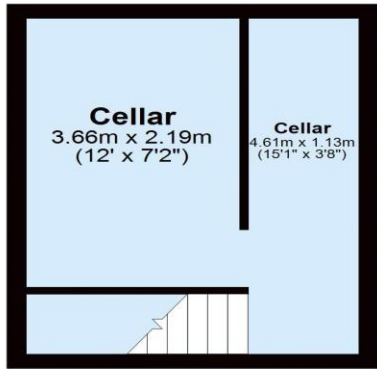
The tastefully presented accommodation comprises a lounge and modern fitted dining kitchen with breakfast bar on the ground floor, a useful storage basement being used as a utility room with additional access to the back yard, two first floor bedrooms, each with a modern en-suite shower room w/c and two further bedrooms on the top floor sharing a 'Jack & Jill' en-suite shower room w/c. Externally there is a small frontage and an enclosed yard to the rear with artificial grass. Internal viewing strongly recommended, ideal for buyers wishing to continue running the property in a similar manner.





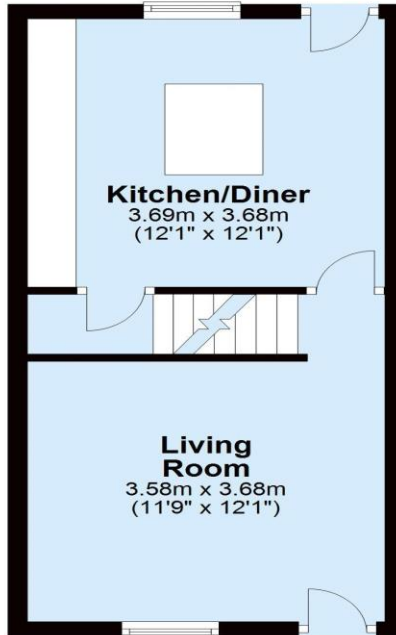
Lower Ground Floor

Approx. 15.7 sq. metres (169.0 sq. feet)



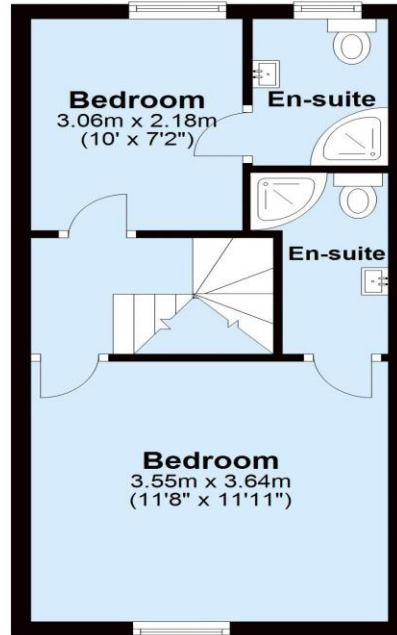
Ground Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



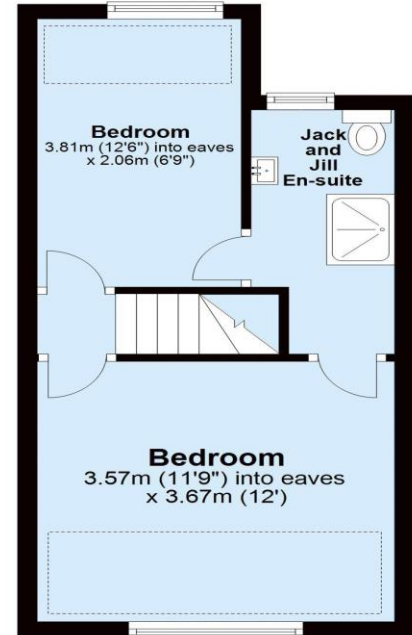
First Floor

Approx. 30.6 sq. metres (329.0 sq. feet)



Second Floor

Approx. 28.5 sq. metres (307.3 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

A

Possession

The property is being sold as a going concern and will be subject to future bookings on completion.

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	55 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.