

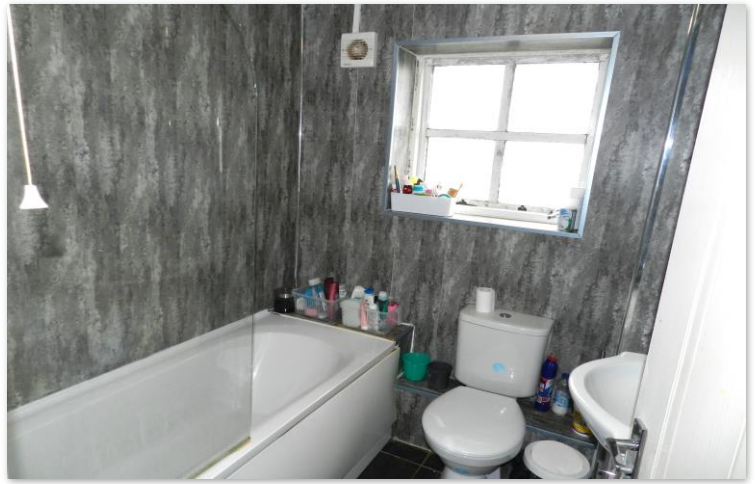


A TWO BEDROOMED SECOND FLOOR FLAT SITUATED IN THIS PRIME LOCATION, A SHORT WALK TO THE MAIN UNIVERSITY SITES AND INTO LEEDS CITY CENTRE, IDEAL FOR PRIVATE OCCUPATION OR RENTAL INVESTMENT.

The property is currently let until 31st January 2025 at £900pcm. The accommodation provides spacious room sizes, comprising a generous entrance hall with a cupboard off and access to the loft space which we understand is fully boarded, an open plan kitchen and lounge, two double bedrooms and a bathroom w/c with shower over bath. Externally there are communal gardens and allocated parking. There is excellent scope for some general upgrading to buyer's own tastes and standards.

The property has a long lease of 999 years from 1988 and we are advised the service charge is £90pcm which includes buildings insurance. Internal viewing recommended to appreciate the further potential and highly convenient location.

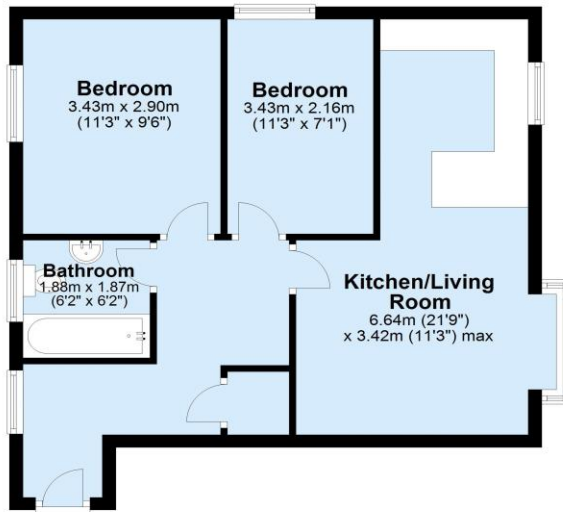




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Second Floor

Approx. 50.9 sq. metres (547.7 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

Leasehold Lease of 999 years from 1988 We are advised the service charge is £90pcm which includes buildings insurance

Council Tax Band

B

Possession

Subject to tenancy

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.

House in Multiple Occupation (HMO)

This property is in an Article 4 Direction area which relates to Houses in Multiple Occupation. Please see the Leeds City Council website for further information.

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