



- Three bedroomed town house
- Off street parking
- Close to Headingley & train station
- Ideal investment or first home
- No chain, let until 30th June 2025
- Let at £19,968 p/a inc bills



A THREE BEDROOMED MID TOWNHOUSE WITH OFF STREET PARKING, VERY CONVENIENTLY SITUATED CLOSE TO HEADINGLEY CRICKET & RUGBY GROUNDS, BURLEY PARK TRAIN STATION AND THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTARAUNTS IN HEADINGLEY, WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE VARIOUS UNIVERSITY CAMPUS'.

The property is currently let to three until 30th June 2025 at £19,968 p/a including bills, therefore ideal for continued investment or as a private home. The accommodation in brief comprises an entrance hall, a through lounge with dining area and a kitchen on the ground floor, three bedrooms and a modern bathroom w/c to the first floor.

Externally there is a lawned garden to the front with pedestrian access only and a block paved drive to the rear providing parking for at least two cars, accessed via Stanmore Place.

We understand the seller can demonstrate at least 10 years historical occupancy tenancy evidence to support C4 HMO use, therefore ideal for investors who may wish to continue letting the property.

The property is also ideally suited to first time buyers once vacant possession is obtained at the end of the tenancy.

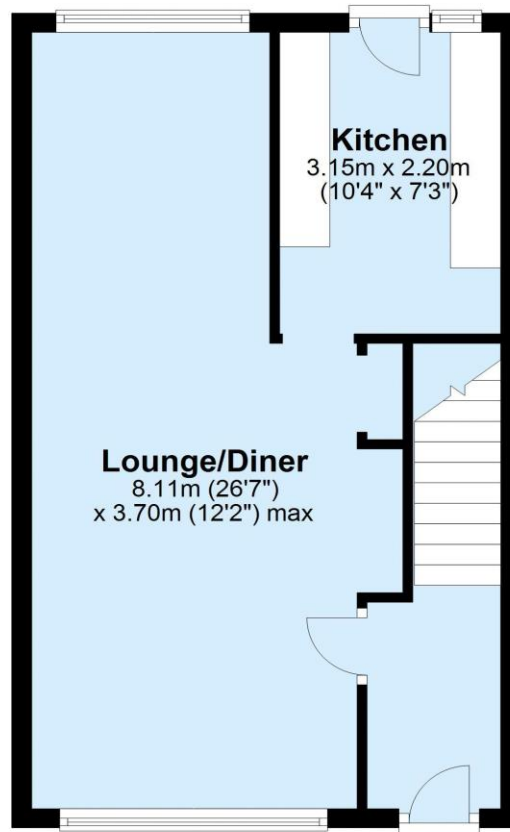






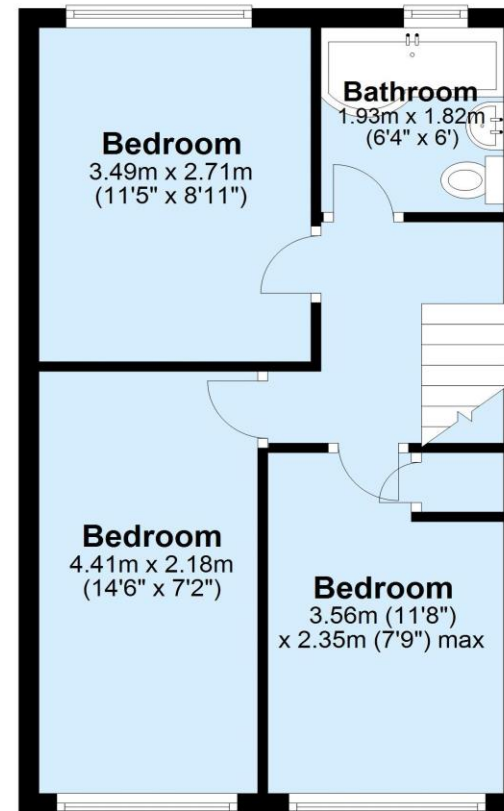
Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



Total area: approx. 74.9 sq. metres (806.3 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure Freehold

Council Tax Band B

Possession Subject to existing tenancies

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

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.

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](https://www.leeds.gov.uk/) website for more 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.