



- Very spacious end double fronted terrace
- Five double bedrooms, two shower room w/c's
- Close to shops & train station
- Currently let until 30th June 2026
- Gross rent £27,375 p/a ex bills
- Ideal investment





**THE PROPERTY IS RE-LET UNTIL 30th JUNE 2026 AT £27,375 p/a EXCLDING BILLS - A YIELD OF 9.6%!!**

**A VERY SPACIOUS FIVE BEDROOMED DOUBLE FRONTED END BACK TO BACK TERRACE, CLOSE TO LOCAL SHOPS, PARKLAND, PUBLIC TENNIS COURTS, TRAIN STATION AND WITHIN EASY REACH OF THE HEADINGLEY CRICKET GROUND, EXTENSIVE AMENITIES, SHOPS, BARS AND RESTARAUNTS AND ALSO WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE VARIOUS UNIVERSITY SITES.**

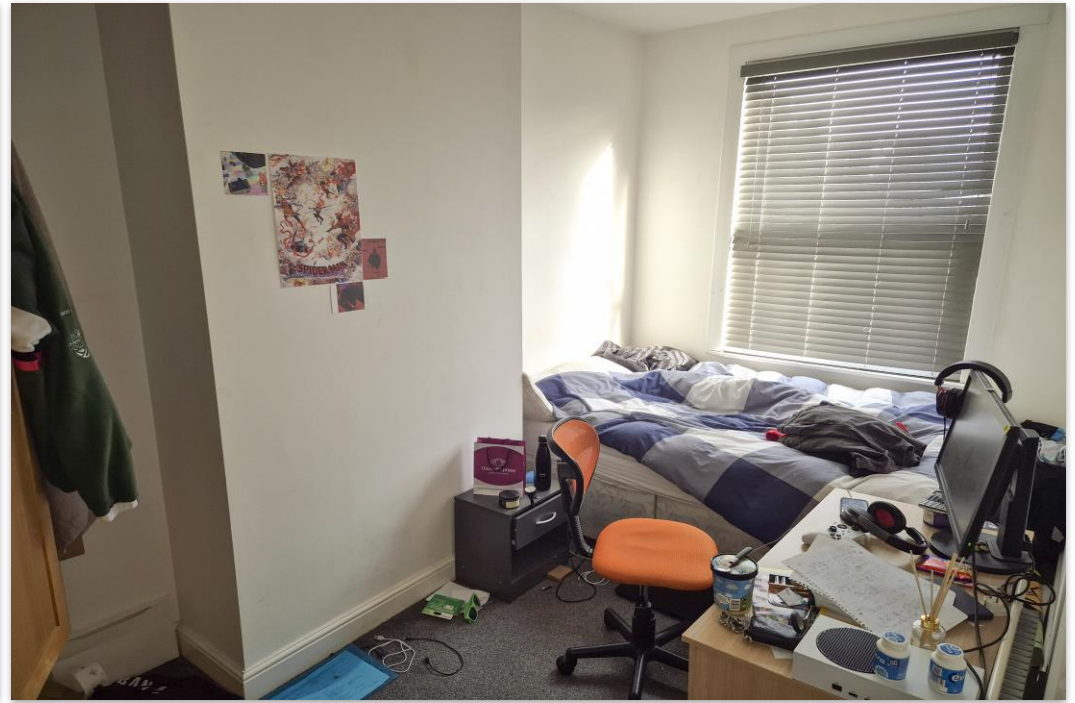
The property is currently let until 30th June 2025 at £27,375 p/a excluding bills and now re-let from 1st July 2025 until 30th June 2026 at £27,375 p/a excluding bills. The sale is subject to the successful buyer retaining the current lettings management agent, YourNest, for at least the remainder of the agreed tenancies.

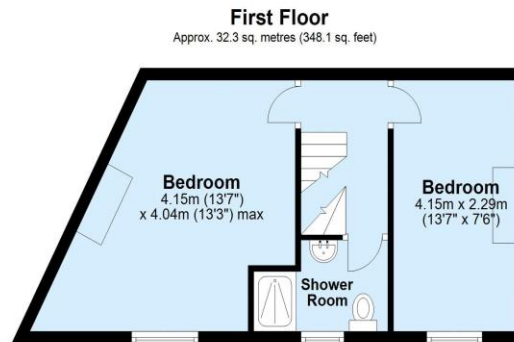
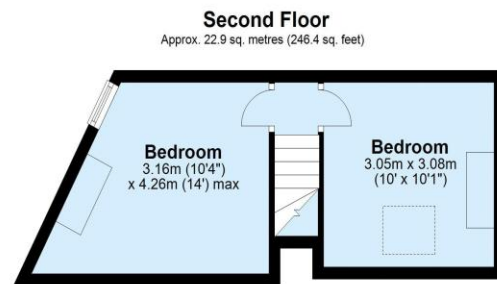
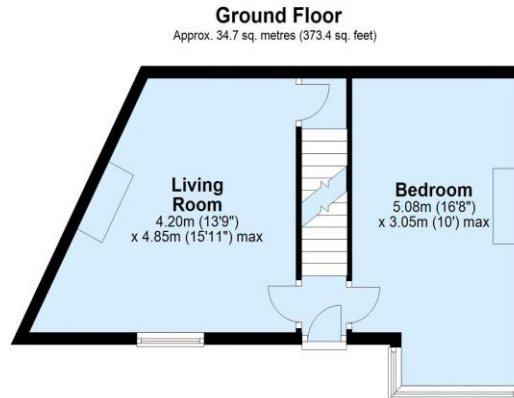
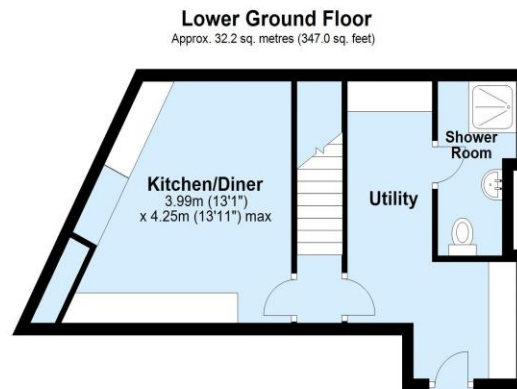
The well planned accommodation comprises an entrance hall, lounge and bedroom on the ground floor, a lower ground floor dining kitchen, useful utility room and shower room and w/c, two first floor bedrooms and two further bedrooms on the top floor with another shower room w/c. Externally there are low maintenance gardens to the front with ample on street parking.

The seller has a HMO License until 12th July 2027.









Total area: approx. 122.2 sq. metres (1314.9 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

Sold subject to tenancies

#### 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](https://www.leeds.gov.uk/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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.

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