



- Very Spacious Through Terrace
- Three Bedrooms Plus Spare Room
- Let Until June 2026!! At £17,964 PA Exc Bills.
- Convenient & Popular Letting Location
- Sold As an On-Going Concern
- Must See Investment Opportunity



AN UNUSUAL AND VERY SPACIOUS ELEVATED 3/4 BEDROOMED THROUGH TERRACE, WITH WELL MANAGED ACCOMODATION OVER FOUR FLOORS IN THIS SOUGHT-AFTER AND HIGHLY CONVENIENT RESIDENTIAL LETTING LOCATION, A COUPLE OF MINUTES WALK TO BURLEY PARK TRAIN STATION, LOCAL SHOPS AND WITHIN EASY REACH OF HEADINGLEY'S EXTENSIVE AMENITIES AND SOCIAL SCENE, WITH THE MAIN UNIVERISITES AND LEEDS CITY CENTRE ALSO WITHIN WALKING DISTANCE.

The property is currently let to three occupants until 30th June 2025 and RE-LET for another year until 30th June 2026 at a slightly higher attractive rent of £17,964 p/a excluding bills.

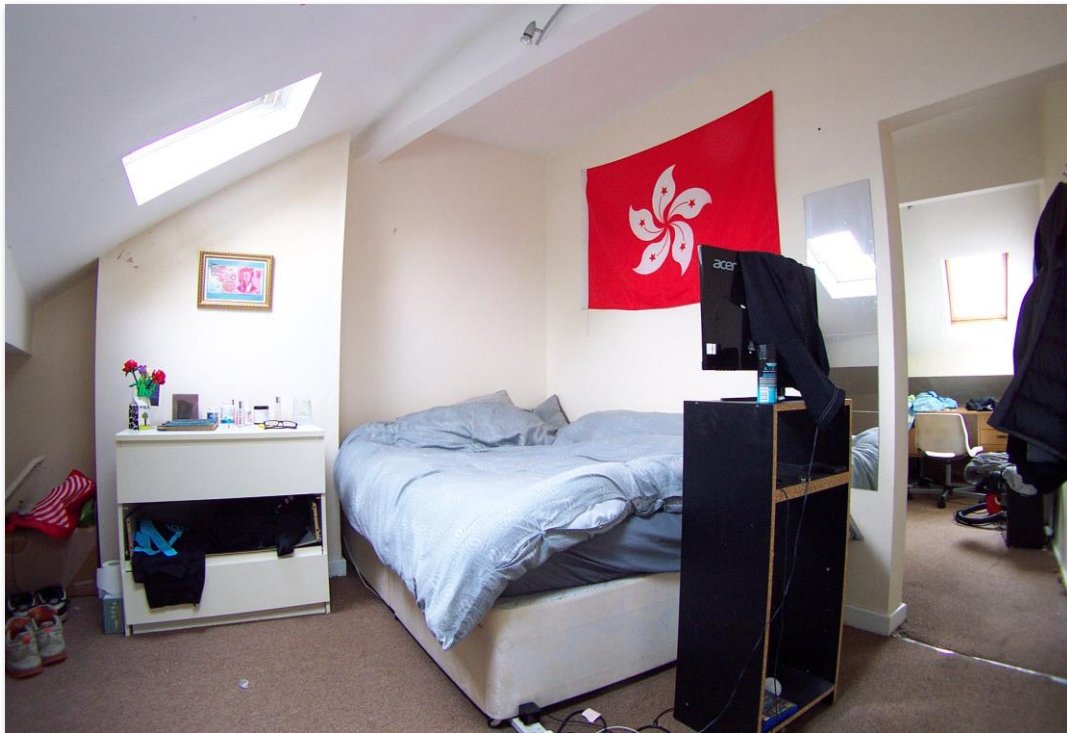
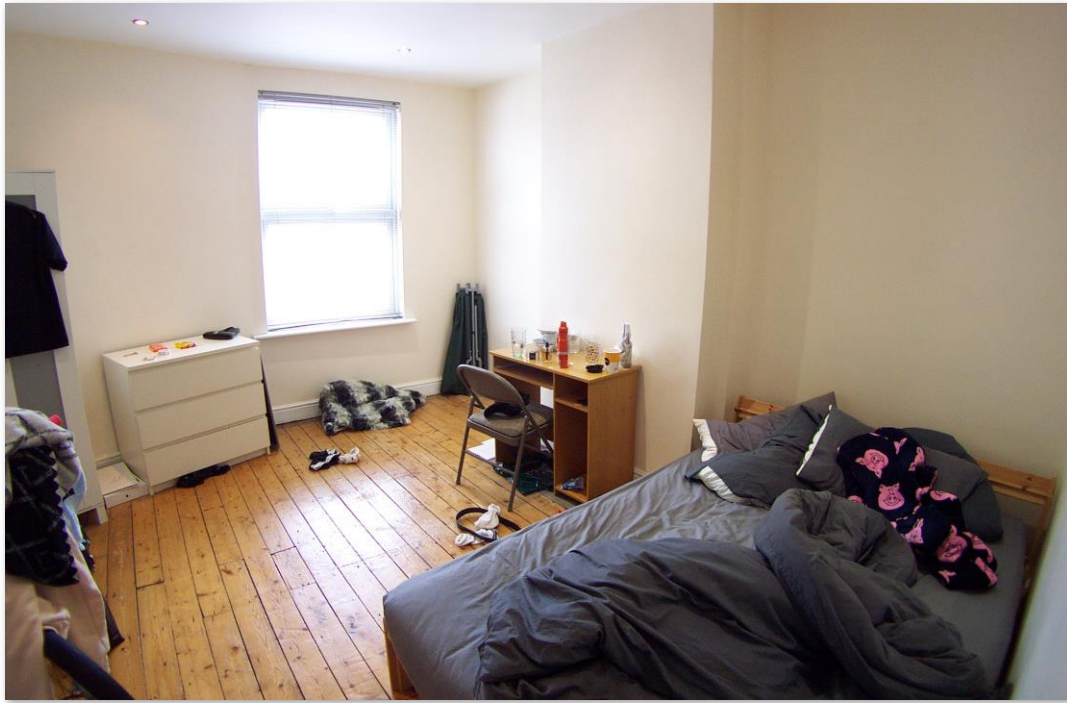
The deceptively well configured accommodation comprises a lounge and kitchen on the ground floor, two lower ground floor bedrooms and a shower rooms & wc. Good sized first floor bedroom and a house bathroom & w/c with separate shower enclosure and a further bedroom on the second floor, split and occupying the entire top floor.

The property is being sold as an on going concern with immediate income on completion and is currently self managed by the owner, saving on letting management costs or equally a buyer would be free to appoint their own preferred letting agent. The unoccupied lower ground floor forth room could be a study or converted to a useful utility. In our opinion, the property offers some further scope to improve internally or upgrade the facilities to generate higher rents!

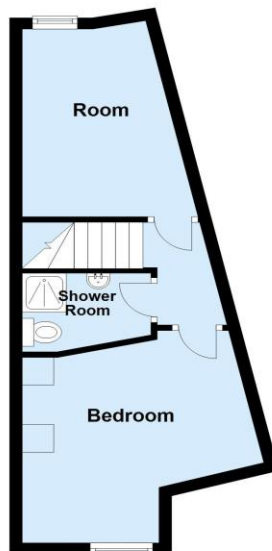
Externally, there is a small garden to the front and ample on street parking.

Internal viewing strongly recommended of this well run and larger than average, ready made investment

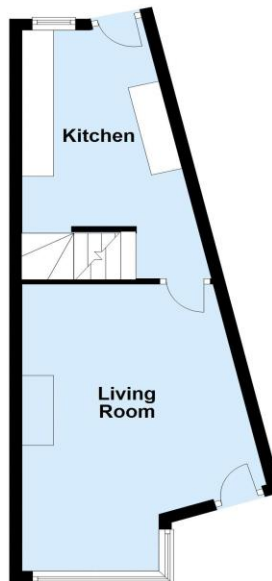




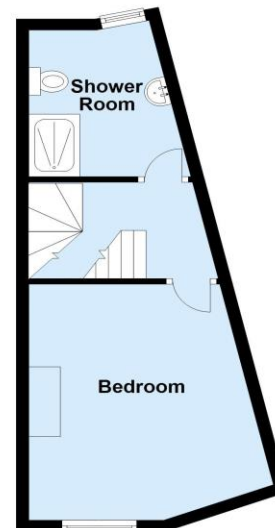
Lower Ground Floor
Approx. 26.2 sq. metres (281.9 sq. feet)



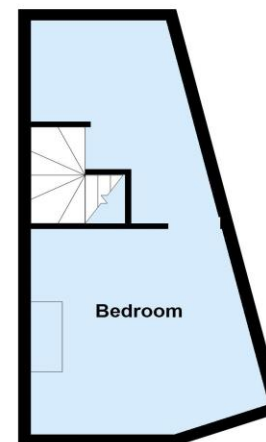
Ground Floor
Approx. 27.6 sq. metres (297.5 sq. feet)



First Floor
Approx. 25.7 sq. metres (277.0 sq. feet)



Second Floor
Approx. 22.0 sq. metres (236.7 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

Freehold

Council Tax Band

B

Possession

Subject to existing tenancy agreements

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		
69-80	C		76 C
55-68	D	59 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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