



Offers in Excess of £395,000 Region



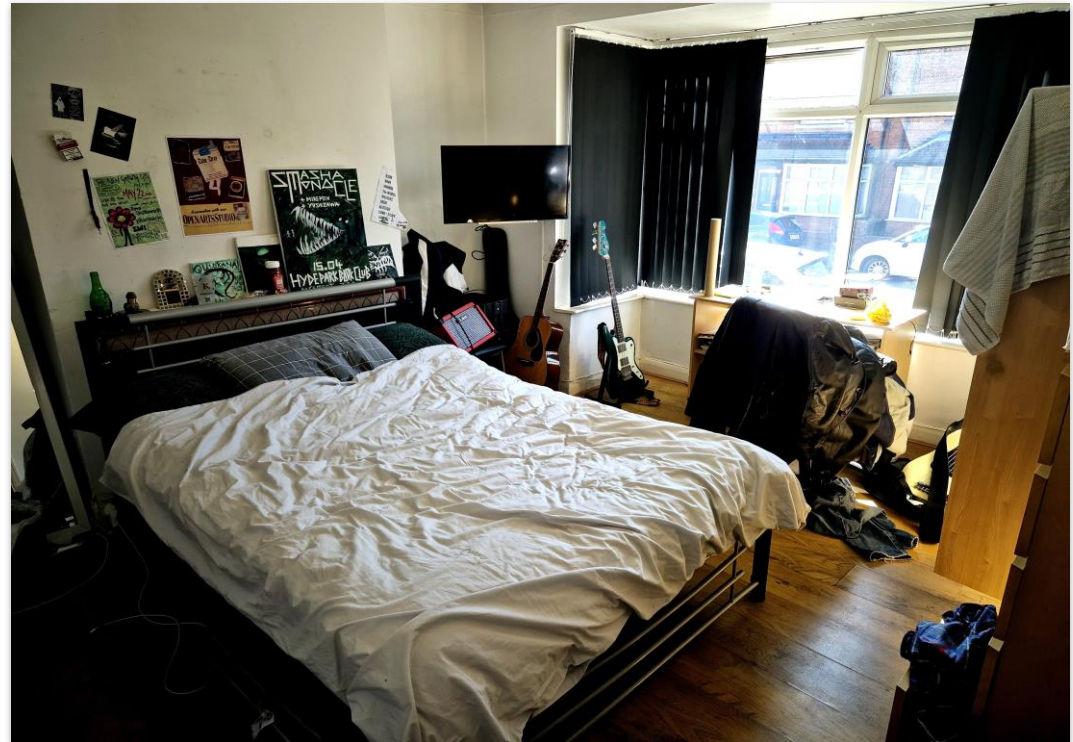
- Extended semi-detached
- Six bedrooms, two shower room w/c's
- Secure off street parking
- Close to train station, shops, Headingley & universities
- Let until 30th June 2026
- Gross rent £34,356 p/a ex bills

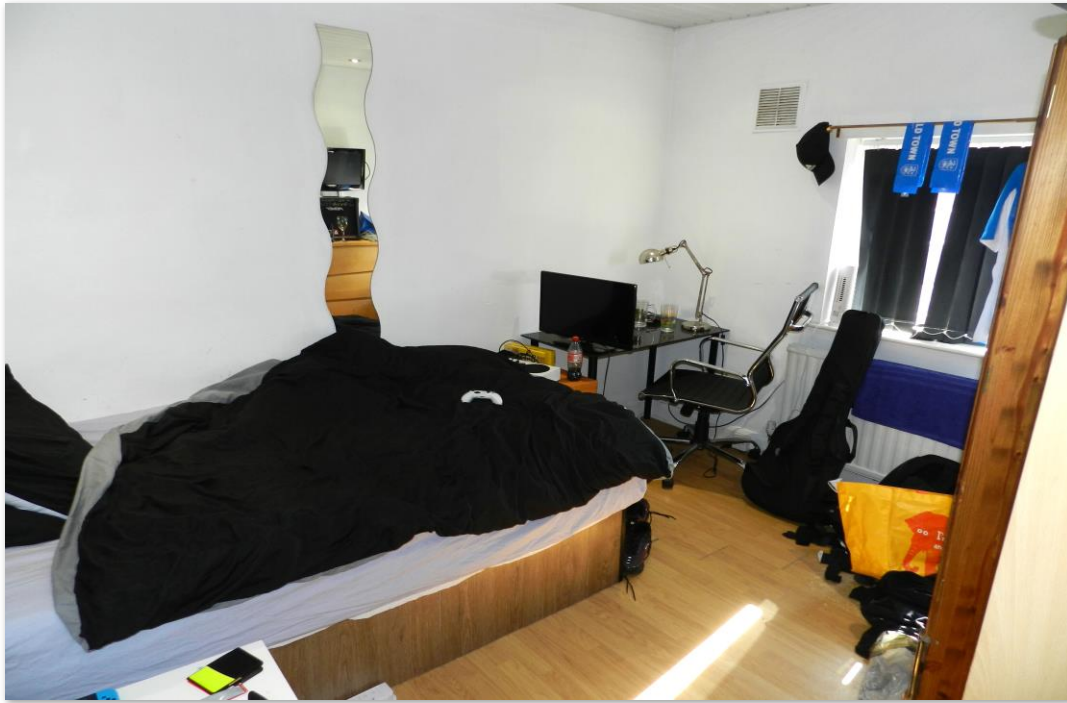


RE-LET UNTIL 30th JUNE 2026 @ £34,356 p/a excluding bills AN EXTENDED SIX BEDROOMED SEMI-DETACHED PROPERTY WITH SECURE OFF STREET PARKING FOR A NUMBER OF VEHICLES, SITUATED IN THIS VERY CONVENIENT AND POPULAR LOCATION, A COUPLE OF MINUTES WALK TO BURLEY PARK TRAIN STATION, LOCAL SHOPS, CLOSE TO THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

The spacious, gas centrally heated and UPVC double glazed accommodation comprises an entrance hall, two bedrooms, an open plan lounge and kitchen and a conservatory off on the ground floor and four bedrooms and two shower room w/c's on upstairs. Externally there is a large enclosed hard standing to the front and side providing ample off street parking with large gates providing a good degree of security. To the rear, there is a raised decked patio shared with the neighbouring property.

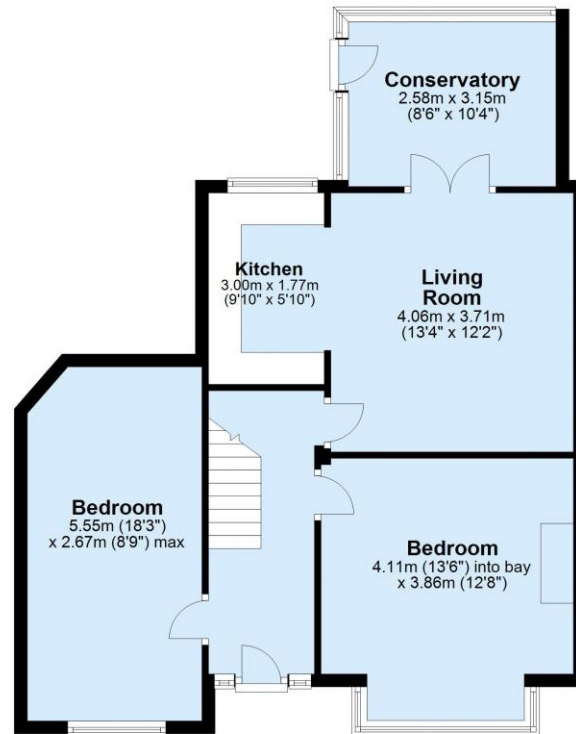
The property is currently let to six people until 30th June 2025 at an annual rent of £32,760 excluding bills and re-let from the 1st July 2025 until 30th June 2026 at £34,356 p/a excluding bills. The seller has a HMO Licence until 1st October 2028. The sale is subject to the successful buyer taking on the existing letting agent, MHS Properties, for at least the remainder of the agreed tenancies.





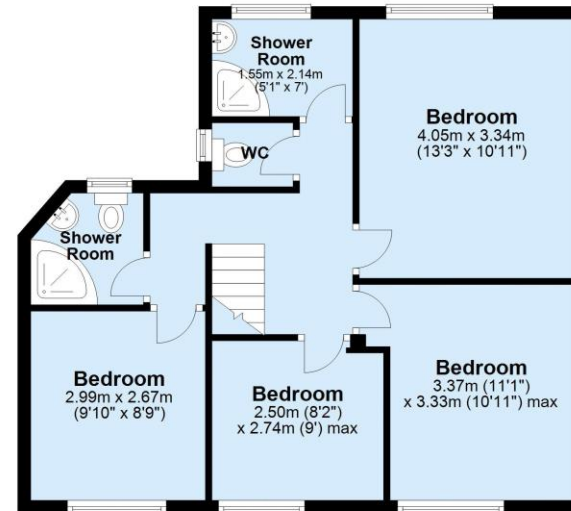
Ground Floor

Approx. 66.5 sq. metres (715.4 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.8 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or misstatement.
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.

Point to note: The boiler was replaced in 2023.

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	73 C	
55-68	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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