



£260,000 Region



- Four bedroomed semi-detached
- Paved drive and gardens
- Close to Headingley & train station
- Ideal investment/development opportunity
- PP for conversion into 2 x 1 bed flats
- Or conversion back to family home



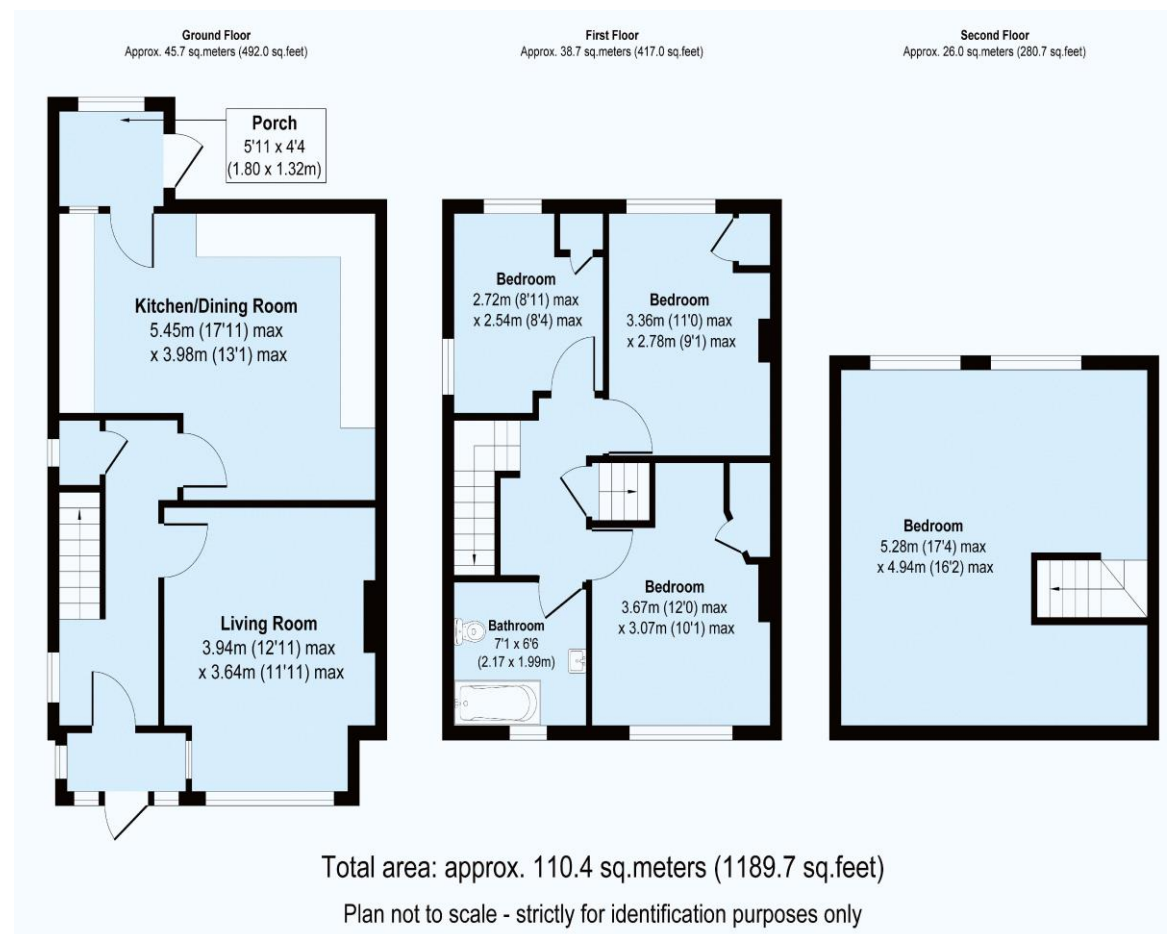
**A FOUR BEDROOMED SEMI-DETACHED PROPERTY WITH A PAVED DRIVE AND GARDENS TO THE REAR, SITUATED IN THIS POPULAR RESIDENTIAL LOCATION, A SHORT WALK TO THE CRICKET & RUGBY GROUNDS, HEADINGLEY'S EXTENSIVE AMENITIES, BURLEY PARK TRAIN STATION AND WITHIN EASY REACH OF LEEDS CITY CENTRE.**

The property is offered with no chain and immediate vacant possession. The accommodation in brief comprises an entrance porch leading to an entrance hall, a lounge and a large dining kitchen with a rear entrance porch on the ground floor, three bedrooms and a bathroom w/c on the first floor and a further bedroom in the loft.

Externally there is a paved drive to the front for off street parking and a lawned garden to the rear with a hard standing ideal for a garage, subject to relevant consents. This sale represents an excellent investment/development opportunity, as the property not only has a lawful use certificate for C4/HMO use but also has planning permission for conversion into two x one bedroomed self-contained flats in C3 use, planning reference 23/06643/FU. The property could also be converted back to a family home if preferred.







**Tenure** Freehold

**Council Tax Band** D

**Possession** Sold subject to existing 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 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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