



- Four bedroomed end terrace
- Feature sun room & enclosed courtyard
- Close to the universities & city centre
- Two bathroom w/c's
- Let from 1st Sep 2025 until 30th June 2026
- Gross rent for 10 months £19,282 inc bills



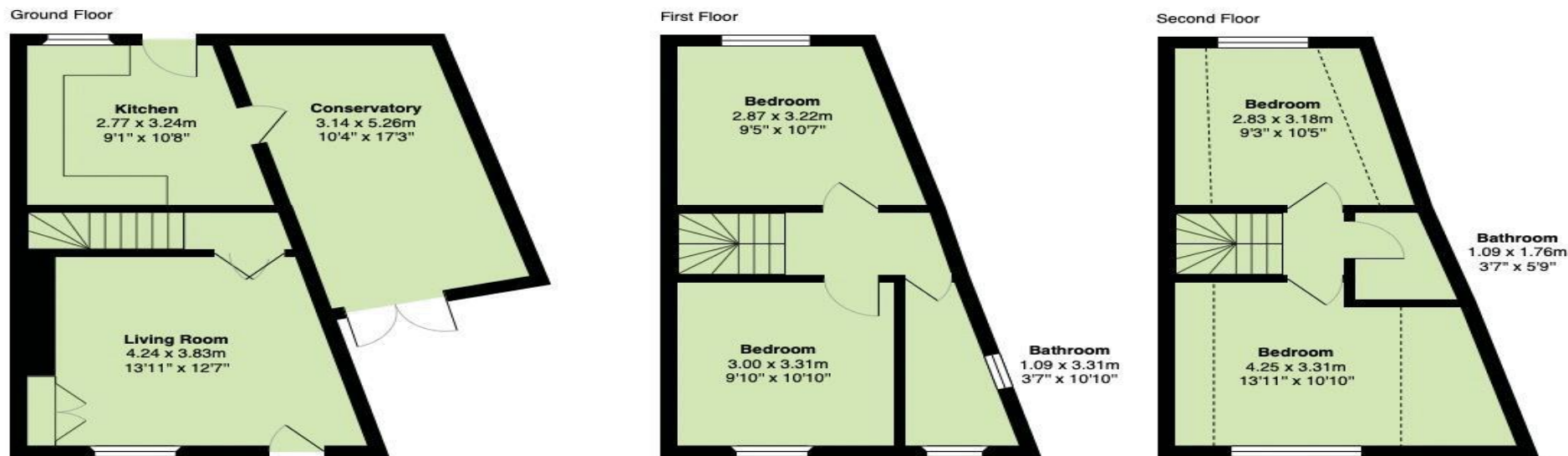
A DECEPTIVELY SPACIOUS AND WELL MAINTAINED FOUR BEDROOMED END TERRACE WITH THE UNUSUAL FEATURE OF A SIDE SUN-ROOM AND ENCLOSED COURTYARD GARDEN SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, THE LOVELY OPEN SPACES OF HYDE PARK AND CLOSE TO THE UNIVERSITIES & LEEDS CITY CENTRE. THE PROPERTY IS LET FROM 1ST SEPTEMBER 2025 UNTIL 30TH JUNE 2026 AT CIRCA £19,282 INCLUDING BILLS FOR 10 MONTHS (CIRCA £13,904 P/A EXCLUDING BILLS).

The property comprises a lounge and kitchen on the ground floor with access to the sun room to the side, in turn providing access to the fully enclosed courtyard. Upstairs, there are two good sized bedrooms, a bathroom w/c and a further two bedrooms, each with dormer windows and another bathroom w/c on the top floor. Externally, the property is street lined to the front and back with access to the rear from Branksome Place and ample on street parking on both sides.

The sale is subject to the successful buyer taking on the Sugarhouse Properties letting management for at least the remainder of the tenancy agreement. Point to note: We understand the land adjacent to this property has an on-going planning application for a detached building ref: 24/05173/FU.







Total Area: 104.0 m² ... 1120 ft²

Tenure

Freehold

Council Tax Band

A

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.

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](http://Leeds City Council website) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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.