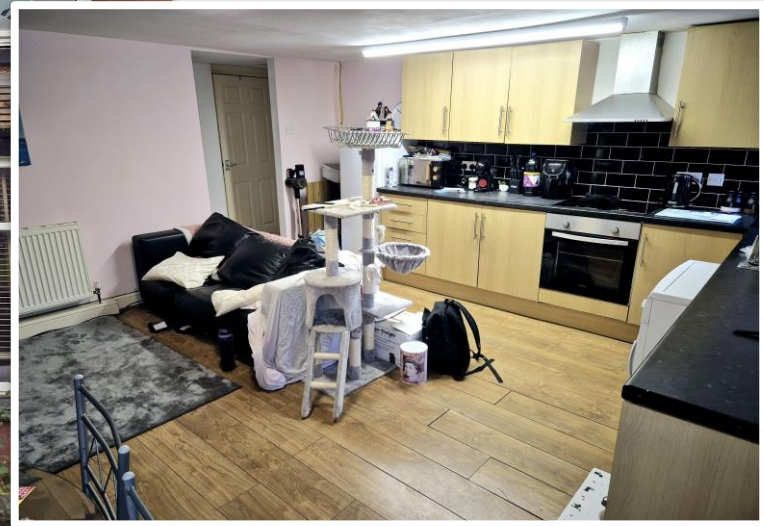




- 4 x One bedroomed flats
- Well presented and maintained
- All let until 30th June 2026
- Gross rent £29,460 p/a ex bills
- Close to shops & train station
- Great investment opportunity!



A PERIOD TERRACE SPLIT INTO 4 ONE BEDROOMED, DECEPTIVELY SPACIOUS, SELF-CONTAINED FLATS, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO OPEN PARKLAND, BURLEY PARK TRAIN STATION, LOCAL SHOPS, EASY WALKING DISTANCE TO THE CRICKET GROUND, HEADINGLEY'S EXTENSIVE AMENITIES AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE UNIVERSITIES.

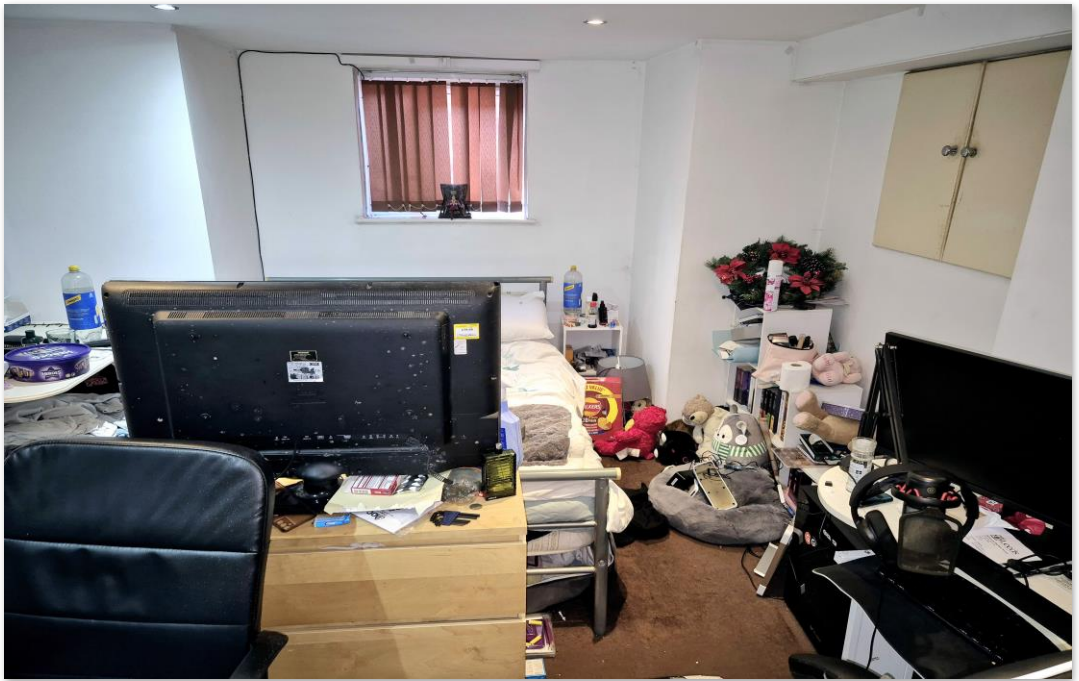
The four well presented and maintained flats, one on each floor, are all let until 30th June 2026, producing an attractive total rent roll of £29,460 p/a exclusive of bills.

Each flat comprises an open plan kitchen/lounge, a bedroom and a shower room w/c.

Externally, there is a small garden frontage and a yard to the rear. Ample on street parking is available to the front & rear.

The sale is subject to the successful buyer retaining the lettings management of Leeds Rentals for at least the remainder of the agreed tenancies. Internal viewing strongly advised of this well run investment property.

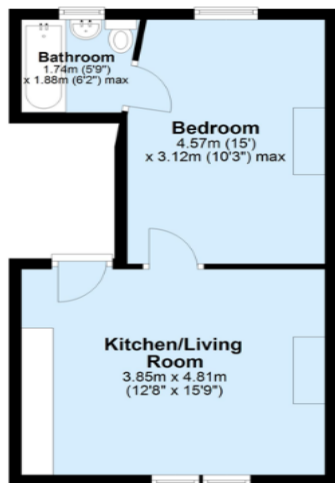




Flat C, 19 The Village Street, Leeds - all floors.JPG

First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)

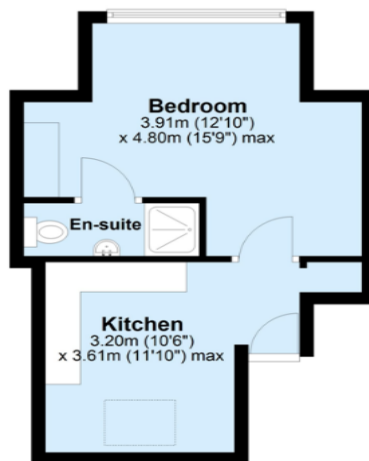


Total area: approx. 36.0 sq. metres (387.4 sq. feet)

Flat D, 19 The Village Street, Leeds - all floors.JPG

Second Floor

Approx. 27.3 sq. metres (293.7 sq. feet)

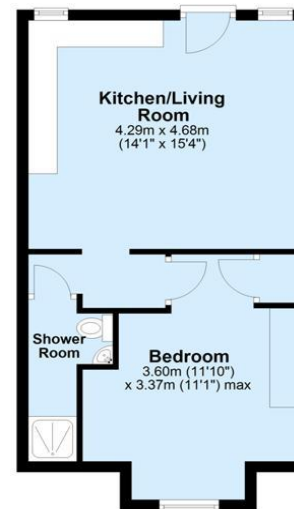


Total area: approx. 27.3 sq. metres (293.7 sq. feet)

Flat A, 19 The Village Street, Leeds - all floors.JPG

Basement

Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 39.6 sq. metres (426.0 sq. feet)

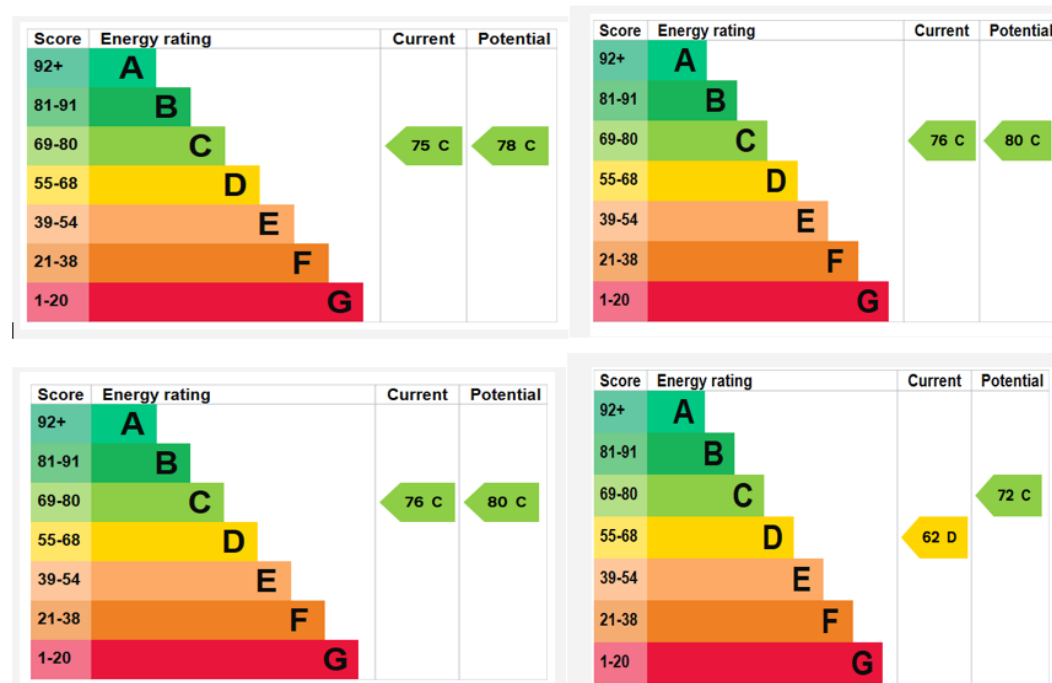
Flat B, 19 The Village Street, Leeds - all floors.JPG

Ground Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



Total area: approx. 33.6 sq. metres (361.9 sq. feet)



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.
Viewings	We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals. 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 website for more information.