



- Substantial terrace
- 4 x 1 bedroomed self-contained flats
- Let until Summer 2026
- Gross rent £32,580 p/a ex bills
- Very close to universities & city centre
- Rent uplift potential in future years





**GREAT INVESTMENT OPPORTUNITY! A WELL MANAGED TERRACE SPLIT INTO 4 X 1 BEDROOMED DECEPTIVELY SPACIOUS SELF-CONTAINED FLATS IN A CUL-DE-SAC POSITION, VERY CONVENIENTLY SITUATED A SHORT WALK TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.**

The flats are all let until summer 2026 with an attractive total annualised rent roll of £32,580 excluding bills.

The four storey property is made up of a well presented and spacious flat on each level, comprising a kitchen/lounge, bedroom and bath/shower room w/c, all on separate utilities.

The garden flat enjoys the sole use of the fully enclosed back garden and a private entrance, with the other three flats accessed from the front via a small front garden.

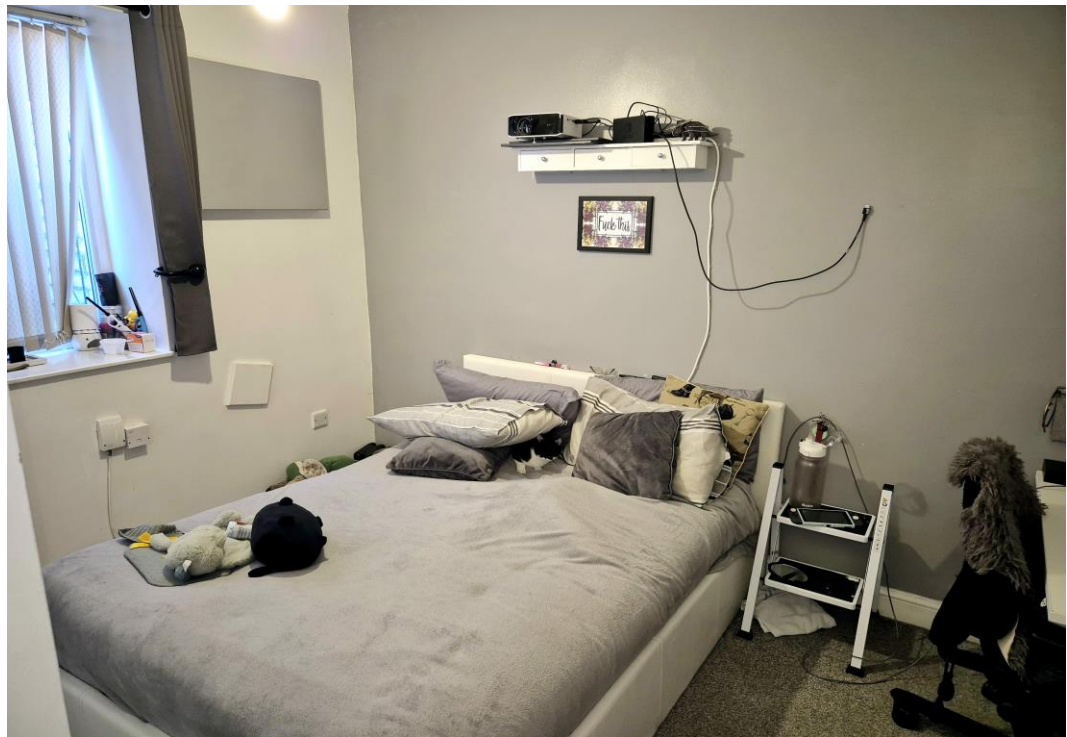
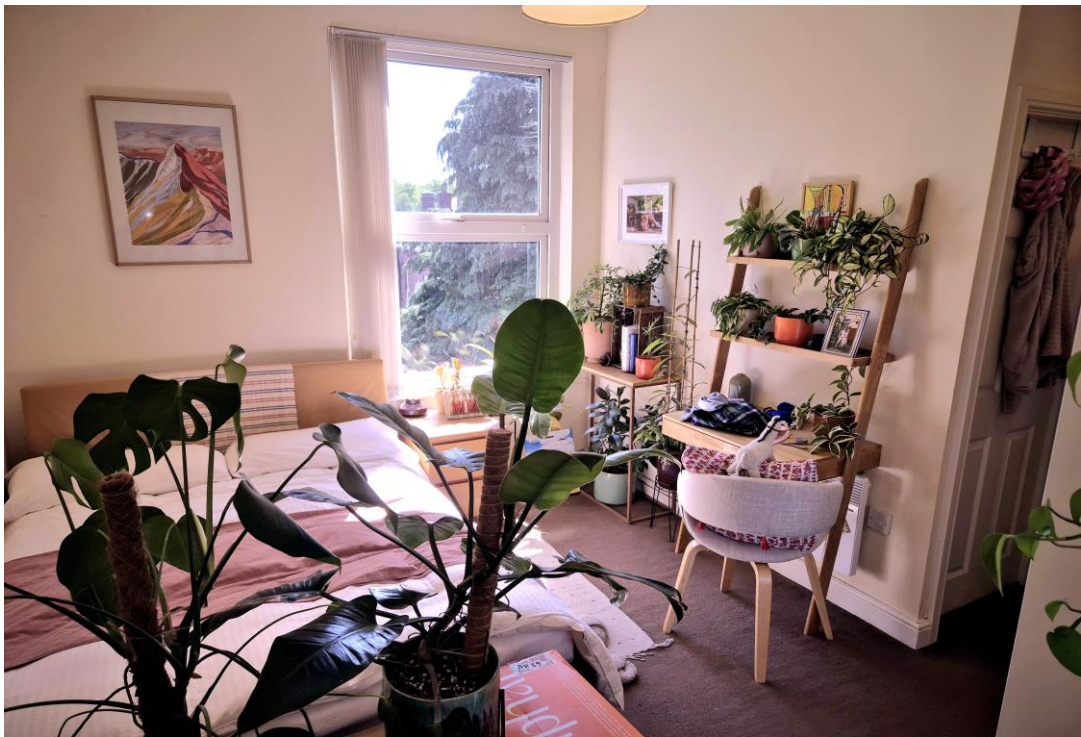
There is ample on street parking.

The sale is subject to the successful buyer retaining the current lettings management agent, Leeds Rentals, until at least the remainder of the agreed tenancies.

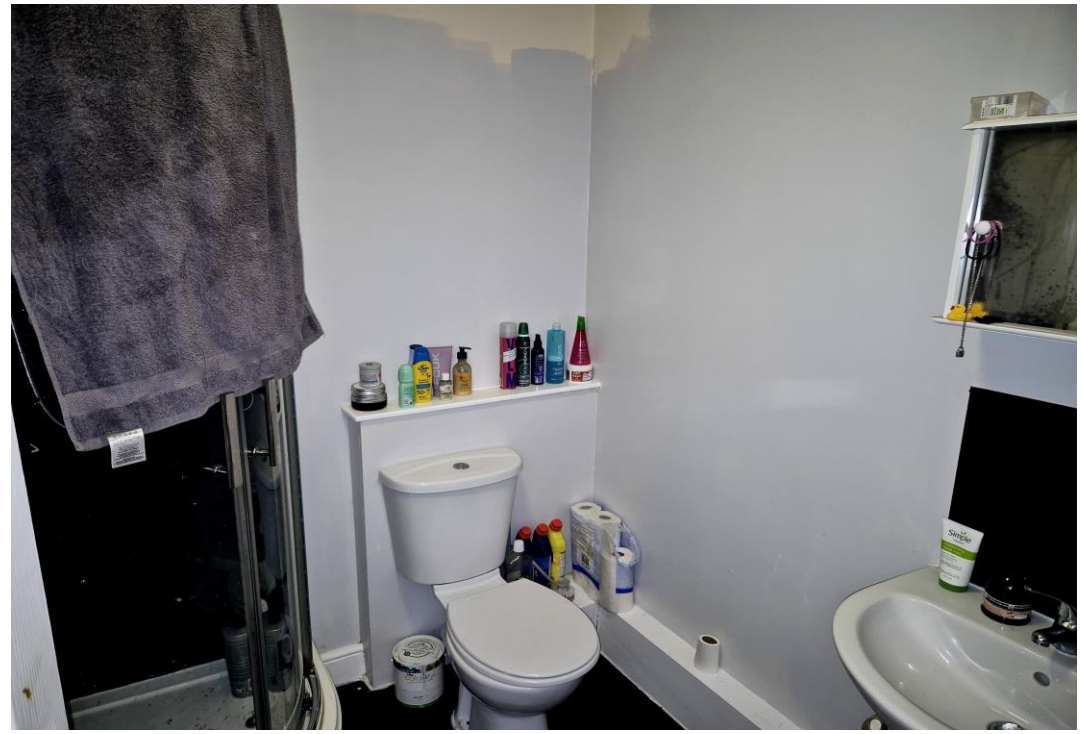
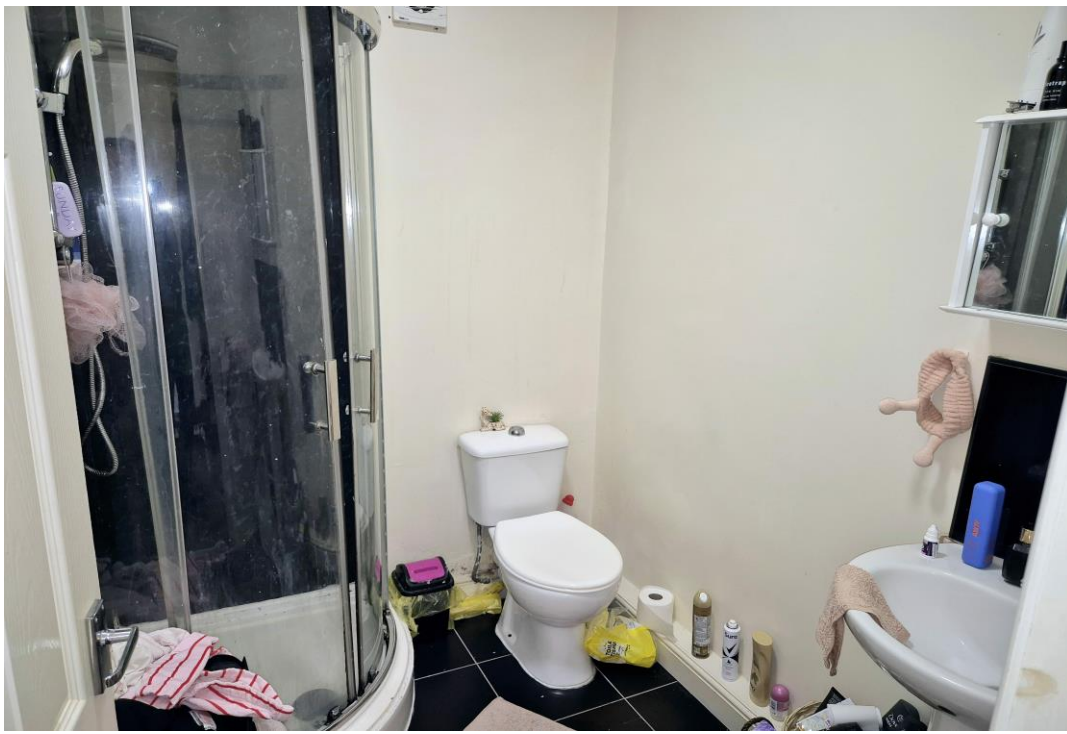
Internal viewing recommended of this well run and attractive investment opportunity.







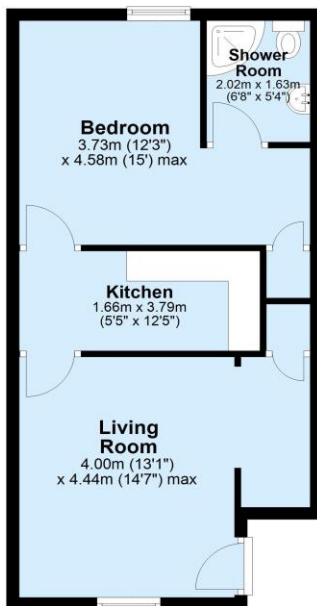






### Ground Floor

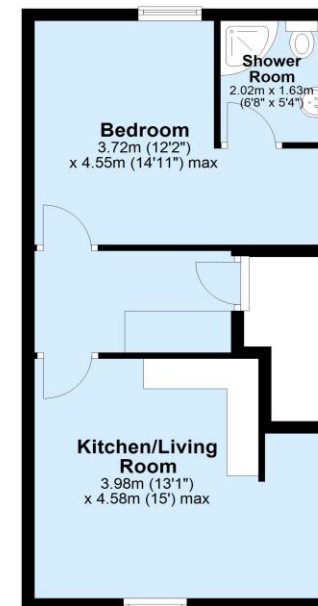
Approx. 42.1 sq. metres (453.6 sq. feet)



Total area: approx. 42.1 sq. metres (453.6 sq. feet)

### First Floor

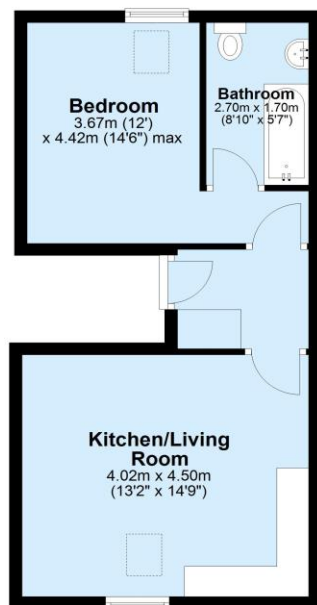
Approx. 39.7 sq. metres (427.4 sq. feet)



Total area: approx. 39.7 sq. metres (427.4 sq. feet)

### Second Floor

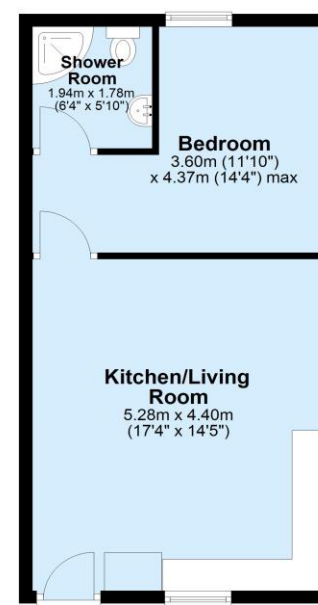
Approx. 38.4 sq. metres (412.9 sq. feet)



Total area: approx. 38.4 sq. metres (412.9 sq. feet)

### Basement

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 39.5 sq. metres (424.9 sq. feet)

Garden Flat

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Flat 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Flat 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Flat 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	39 E	
21-38	F		
1-20	G		

**Tenure** Freehold**Council Tax Band** D & E**Possession** Subject to tenancies**Viewings**

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

**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.

**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.

**House in Multiple Occupation (HMO)**

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](https://www.leeds.gov.uk/council/council-services/leeds-city-council) website for more information.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.