



A TWO BEDROOMED GAS CENTRALLY HEATED AND UPVC DOUBLE GLAZED MID TERRACED BACK TO BACK WITH A SOUTHERLY ASPECT PROVIDING SPACIOUS ACCOMMODATION, NOW IN NEED OF GENERAL IMPROVEMENT, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.

Offered with no chain and immediate vacant possession, an ideal project for a first timer buyer or equally suitable for investment with rental potential of over £1,000pcm once renovated. The accommodation comprises a lounge and kitchen on the ground floor, a basement, a double bedroom and a good sized bathroom w/c on the first floor and a second, generously proportioned bedroom on the top floor with dormer window. Externally, the property is street lined with ample on street parking.

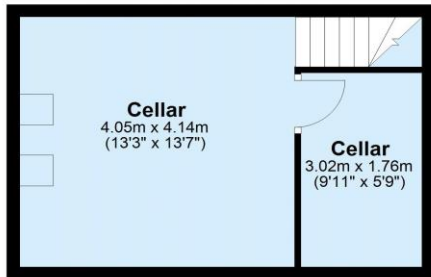




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

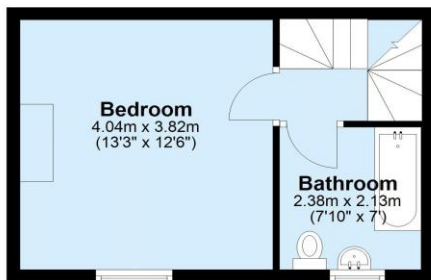
Lower Ground Floor
Approx. 24.1 sq. metres (259.9 sq. feet)

Ground Floor
Approx. 24.2 sq. metres (260.5 sq. feet)



First Floor
Approx. 24.6 sq. metres (264.9 sq. feet)

Second Floor
Approx. 18.3 sq. metres (196.7 sq. feet)



Total area: approx. 91.2 sq. metres (981.9 sq. feet)

Tenure
Council Tax Band
Possession

Freehold
A
Sold subject to vacant possession

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.

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