



- Substantial investment opportunity
- Six self-contained flats
- Drive and garage
- Annualised gross rent £42,000 ex bills
- Close to amenities & easy access to city
- Generous room sizes



A SUBSTANTIAL TERRACED PROPERTY SPLIT INTO SIX SELF-CONTAINED FLATS WITH A DRIVE AND GARAGE, GENERATING A COMBINED ANNUALISED GROSS RENT OF £42,000 EXCLUDING BILLS!

The property is split into six self contained flats, 1 studio flat, 4 one bedroomed flats and a generous two bedroomed flat, all let on varying tenancy durations with the longest currently until 30th June 2026.

Each flat provides spacious well appointed accommodation with its own separate utilities. There is an additional basement room with meters ideal for storage or possibly with potential to extend/enlarge the neighbouring basement studio.

Externally there is a small frontage, a drive and a single garage, with an enclosed yard to the rear. There is also ample on street parking. The property is well located close to lots of amenities, shops and with easy access into Leeds city centre.

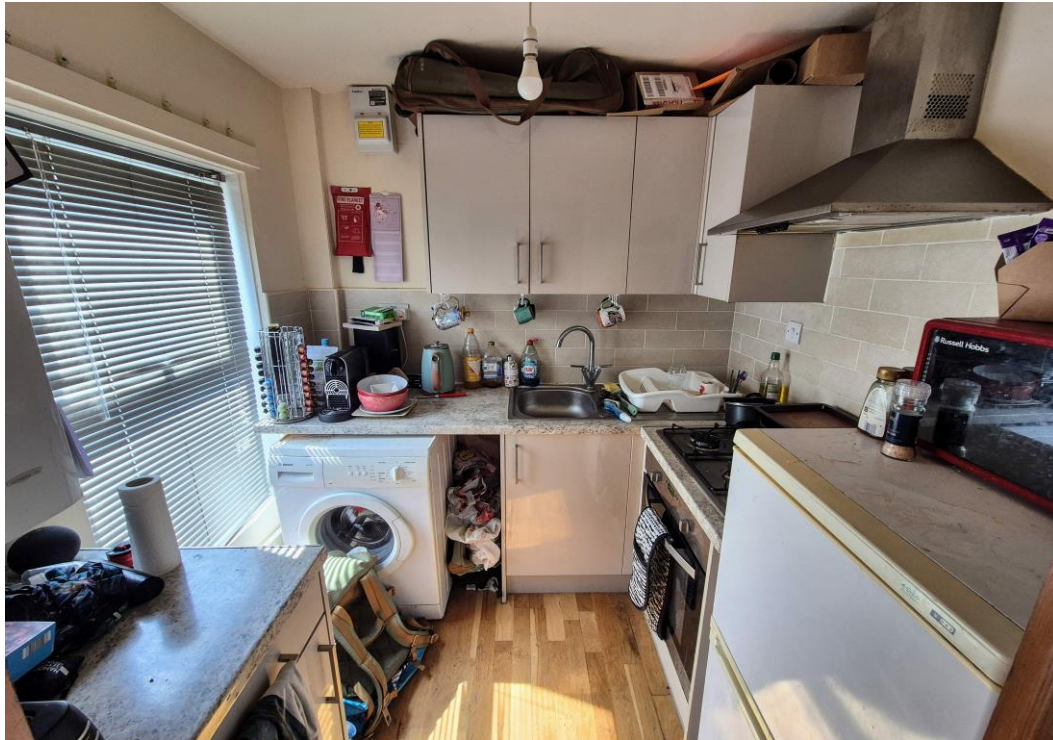
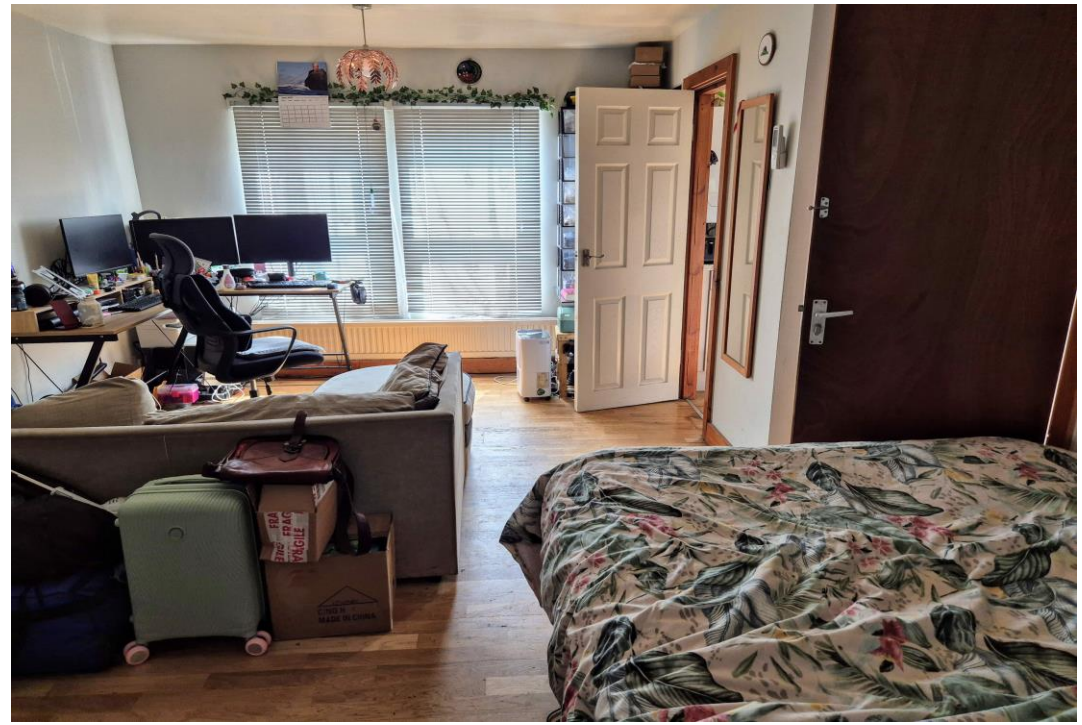
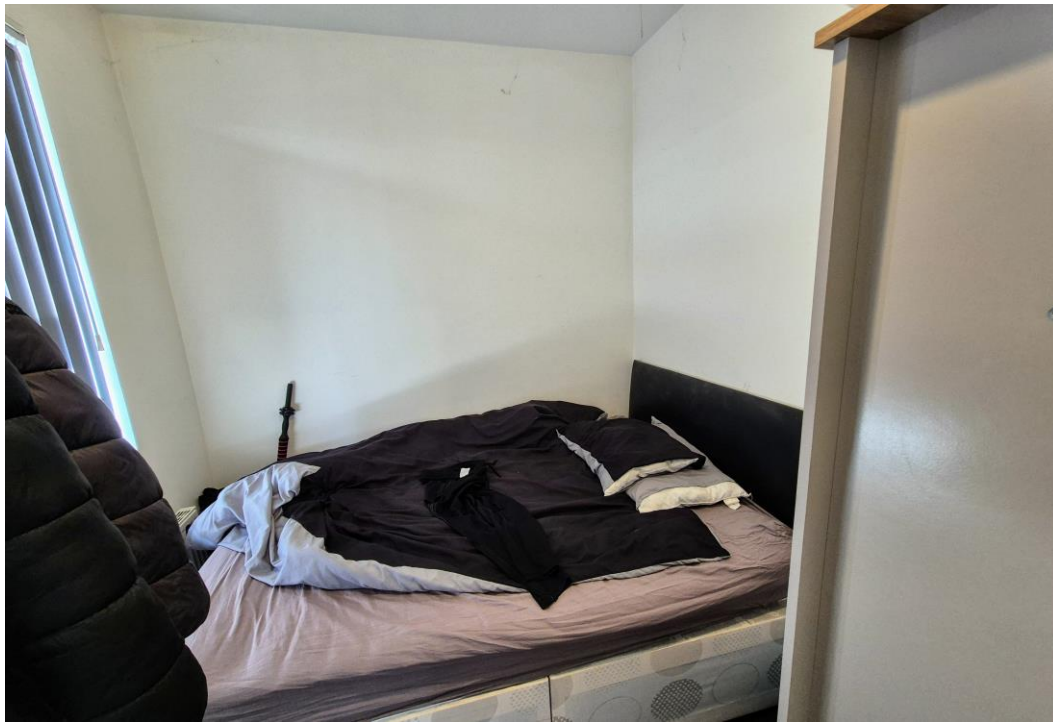
The sale is subject to the successful buyer retaining the current lettings management, Leeds Rentals, until at least the remainder of the agreed tenancies.











BASEMENT FLAT



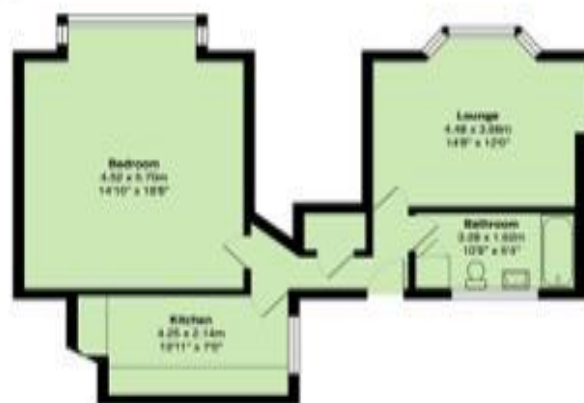
Total Area: 32.6 m² ... 351 ft²

Flat 1



Total Area: 53.6 m² ... 577 ft²

FLAT 2



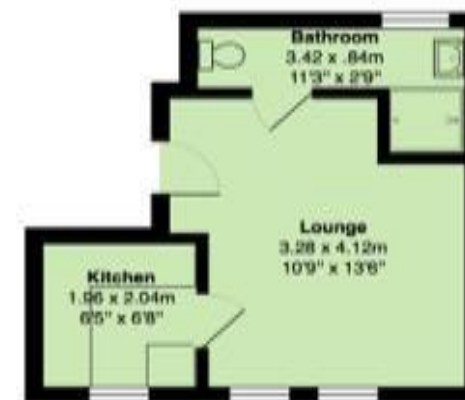
Total Area: 59.2 m² ... 637 ft²

FLAT 3



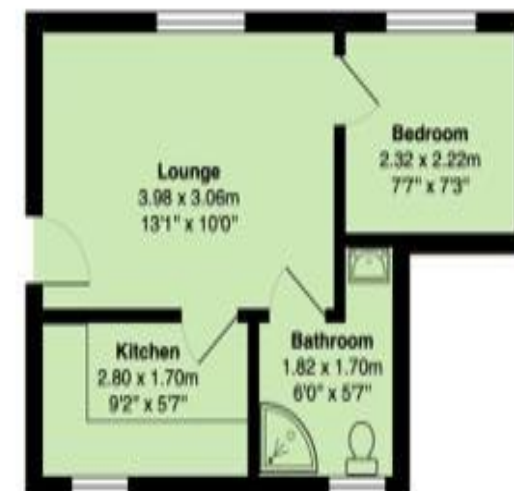
Total Area: 51.3 m² ... 550 ft²

FLAT 4



Total Area: 22.3 m² ... 240 ft²

FLAT 5



Total Area: 27.2 m² ... 293 ft²

Tenure	Freehold
Council Tax Band	Each flat is Council Tax band A
Possession	Sold subject to existing 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 website for more information.

Basement Flat				Flat 1			
Score	Energy rating	Current	Potential	Score	Energy rating	Current	Potential
92+	A			92+	A		
81-91	B		82 B	81-91	B		81 B
69-80	C			69-80	C	76 C	
55-68	D			55-68	D		
39-54	E	51 E		39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		

Flat 2				Flat 3			
Score	Energy rating	Current	Potential	Score	Energy rating	Current	Potential
92+	A			92+	A		
81-91	B			81-91	B		
69-80	C		79 C	69-80	C		72 C
55-68	D	67 D		55-68	D		
39-54	E			39-54	E	53 E	
21-38	F			21-38	F		
1-20	G			1-20	G		

Flat 4				Flat 5			
Score	Energy rating	Current	Potential	Score	Energy rating	Current	Potential
92+	A			92+	A		
81-91	B			81-91	B		
69-80	C	74 C	78 C	69-80	C	74 C	79 C
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		