



- Substantial extended semi-detached
- Four x one bedroomed flats
- All let until 31st August 2026
- Gross rent £34,320 p/a ex bills
- Prime central Headingley location
- Off street parking



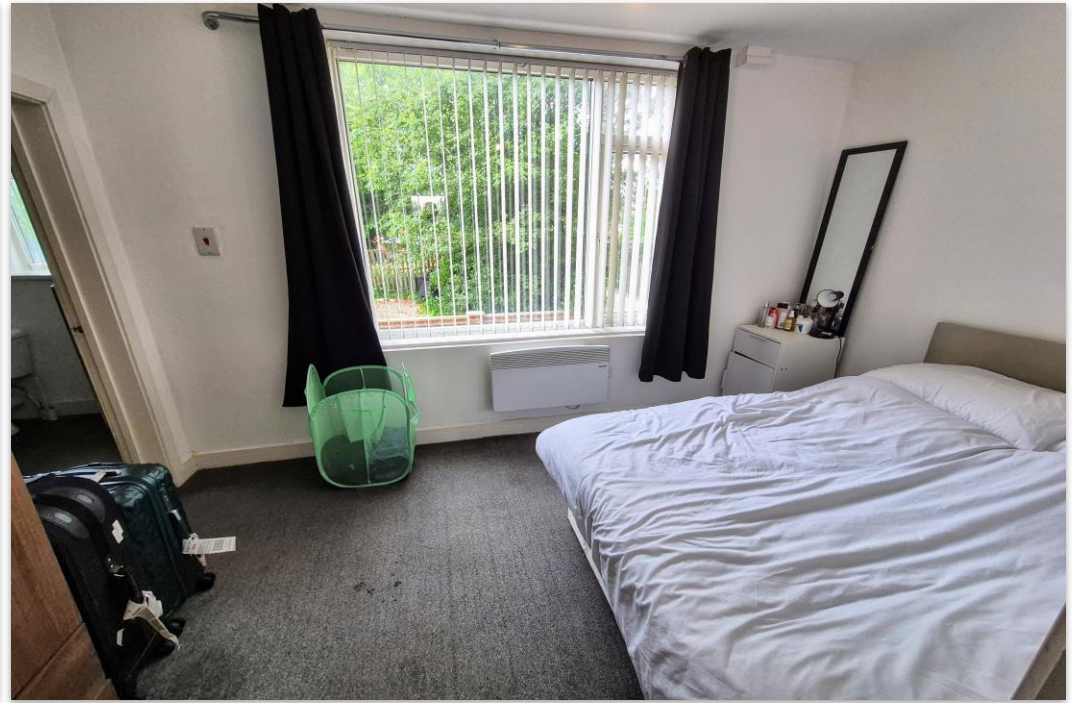
A SUBSTANTIAL EXTENDED SEMI-DETACHED PROPERTY SPLIT INTO FOUR 1 ONE BEDROOMED FLATS, STANDING AT THE HEAD OF A CUL-DE-SAC IN CENTRAL HEADINGLEY, A PRIME LETTING LOCATION, WITH LOW MAINTENANCE GROUNDS TO THREE SIDES OFFERING AMPLE PARKING. JUST A FEW MINUTES WALK TO THE EXTENSIVE AMENITIES, SHOPS BARS AND RESTAURANTS IN HEADINGLEY WITH EASY ACCESS TO THE UNIVERSITIES AND LEEDS CITY CENTRE.

All the flats have separate utilities and are currently let until 31st August 2026 at an attractive rent roll of £34,320 p/a excluding bills. All the flats have electric heating, UPVC double glazing and a good sized combined lounge and modern fitted kitchen, a separate bedroom and a shower room w/c.

Internal viewing recommended of this well run investment opportunity.

The sale is subject to the successful buyer retaining the current letting management agent, Leeds Rentals, for at least the remainder of the current tenancy agreements.







Tenure
Freehold

Council Tax Band
A

Possession
Sold subject to existing tenancies

Point to note: The EPC is available from this office or to download from <https://www.gov.uk/find-energy-certificate>

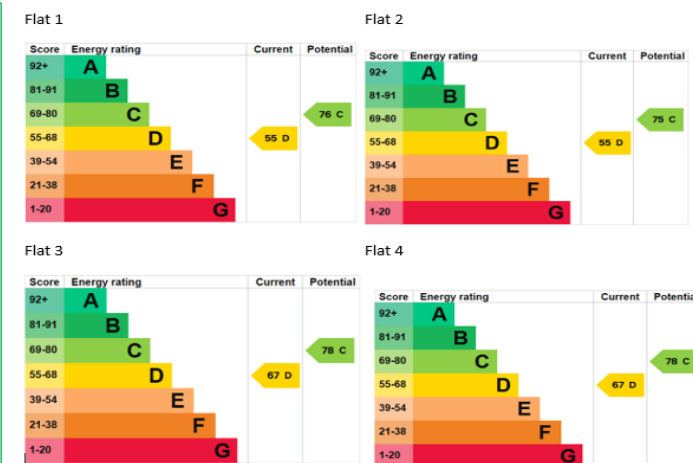
Offer procedure
If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.
We strongly advise taking independent mortgage advice and can recommend a 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](https://www.leeds.gov.uk/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. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.