



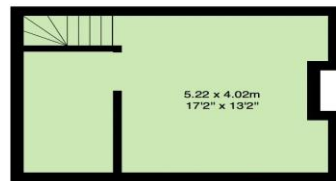
A SPACIOUS WELL MAINTAINED TWO BEDROOMED END BACK TO BACK, SITUATED IN A CUL-DE-SAC, CLOSE TO LOCAL SHOPS, CAFES, THE HYDE PARK PICTURE HOUSE, TRAIN STATION AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

Representing a great investment opportunity, the property is currently let until 24th June 2026 at £11,158 p/a excluding bills and with the benefit of no lettings management tie-in allowing buyers to self manage or appoint their preferred agent. The characterful and generously proportioned accommodation comprises a lounge with tiled fireplace, a fitted kitchen, a basement, a double bedroom with period fireplace and a large bathroom w/c on the first floor and a further double bedroom on the top floor with dormer window. The property is street lined with ample on street parking

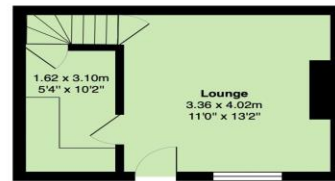




Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



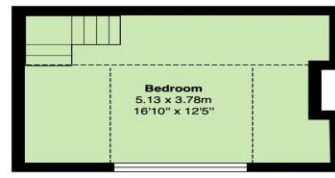
Basement



Ground Floor



1st Floor



2nd Floor

Total Area: 85.1 m² ... 916 ft²

Tenure	Freehold	Council Tax Band	A	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. 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.				
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 further 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				