



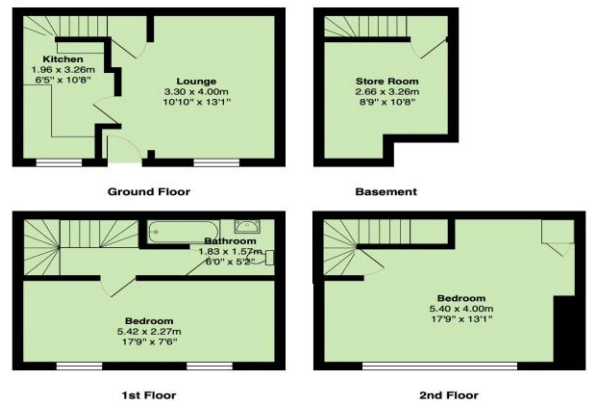
A WELL PRESENTED TWO BEDROOMED END BACK TO BACK LET UNTIL 30TH JUNE 2026 AT £9,906 P/A EXCLUDING BILLS, SITUATED AT THE END OF A CUL-DE-SAC, VERY CONVENIENTLY PLACED WITHIN WALKING DISTANCE TO LOCAL SHOPS, TRAIN STATION, THE HYDE PARK PICTURE HOUSE AND WITHIN EASY REACH OF THE LOVELY OPEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE.

An ideal investment, the accommodation comprises a lounge with laminate flooring and feature stone lintel in chimney breast, a modern fitted kitchen, a useful basement room, ideal for storage, a good sized double bedroom and a fully tiled bathroom w/c on the first floor and a very generous top floor bedroom with larger dormer window. The property is street lined with 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 tenancy.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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