

25, St. Michaels Crescent, Leeds
LS6 3AL

£445,000 Region



- Well presented terrace
- 7 bedrooms, 3 bath/shower rooms w/c's
- Leafy central Headingley location
- Close to train station & extensive amenities
- Let until 30th June 2026
- Gross rent circa £40,700 p/a ex bills



A WELL PRESENTED AND MAINTAINED SEVEN BEDROOMED MID TERRACED PROPERTY STANDING IN THIS ATTRACTIVE LEAFY CRESCENT IN ONE OF NORTH LEEDS MANY CONSERVATIONS AREAS, VERY CONVENIENTLY SITUATED JUST A FEW MINUTES WALK TO THE CRICKET & RUGBY GROUNDS, TRAIN STATION, EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

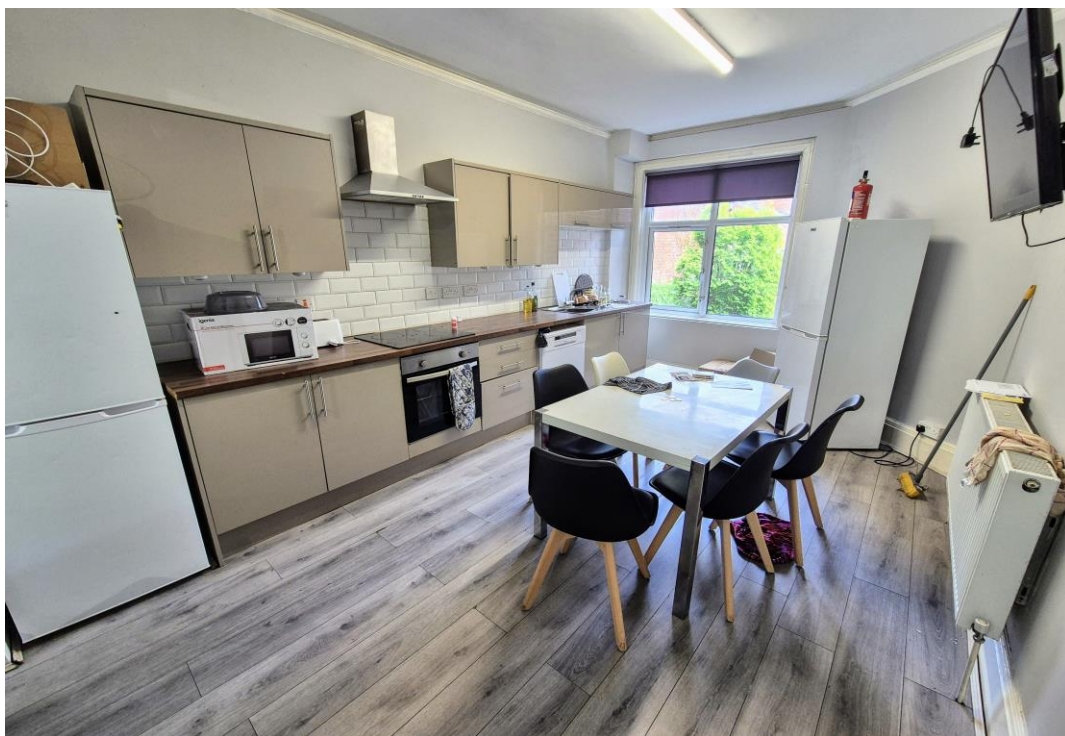
The property is let until 30th June 2026 at £44,712 p/a which we understand includes cleaning and contents insurance at circa £4,000 p/a, representing a gross yield of circa 9.15% based on the asking price.

The generously proportioned accommodation comprises an entrance hall, an impressive open plan lounge and modern dining kitchen and bedroom on the ground floor, a bedroom, utility area and shower room w/c on the lower ground floor, three first floor bedrooms and two further shower room w/c's and two more bedrooms on the top floor.

Externally, there is an enclosed front garden, a yard to the rear and on street permit parking.

The seller has a HMO Licence until 22nd June 2027.

The sale is subject to the successful buyer retaining the current lettings management agent, Oasis Properties, for at least the remainder of the agreed tenancy.









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



Total Area: 169.9 m² ... 1829 ft²

Tenure Freehold

Council Tax Band D

Possession Subject to the tenancy

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](https://www.leeds.gov.uk/council) website for more 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.