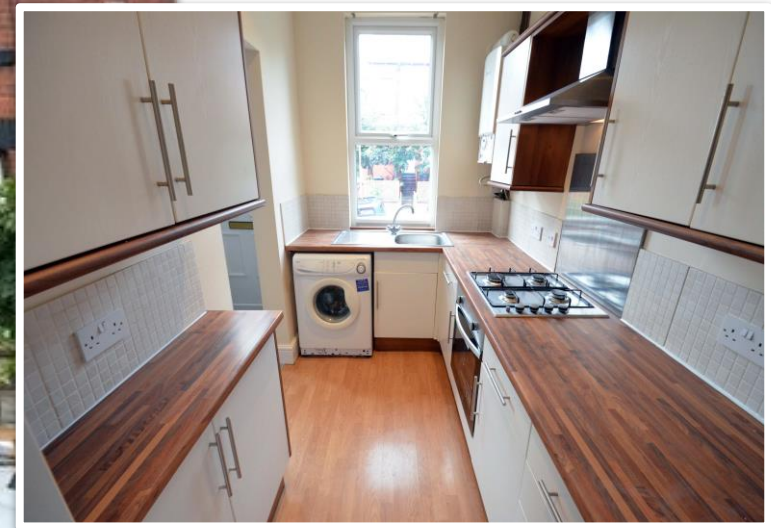




Offers in the Region Of £212,000 Region



- 3 x Genuine Double Bedrooms
- C4 Approved!
- Let at £17,172 PA until 2025 Excluding Bills
- Popular Letting Location
- Close to Headingley, City & Vue Cinema Complex
- Well Managed Investment





**A VERY SPACIOUS 3 X GENUINE DOUBLE BEDROOMED GAS CENTRALLY HEATED & UPVC DOUBLE GLAZED BACK TO BACK TERRACE, CONVENIENTLY SITUATED JUST A FEW MINUTES WALK TO EXTENSIVE AMENITIES ON KIRKSTALL ROAD AND WITH EXCELLENT ACCESS TO LEEDS CITY CENTRE, THE UNIVERSITIES & HOSPITALS.**

A sensibly priced, attractive investment benefiting from a Certificate of Lawful Use for C4, demonstrating a long letting HMO history!!

Let to three tenants from 1st July 2024 to 30th June 2025, generating an attractive annual rent of £17,172 PA exclusive of utilities. It is ideal for new or established investors, with the current owners being able to demonstrate a long letting history as a small HMO! The elevated property briefly comprises a lounge, kitchen, three good sized double bedrooms over four floors and a modern house bathroom & wc. Externally there is an attractive low maintenance garden, enjoying a sunny afternoon aspect and some valuable sitting out space. The property is currently managed by the owners, with no letting management tie in, allowing buyers the opportunity to self manage or appoint their own preferred letting agent.

Internal viewing strongly recommended to fully appreciate this property's generous room proportions and potential to improve to increase rents in future years!

Photographs taken pre-tenancy.







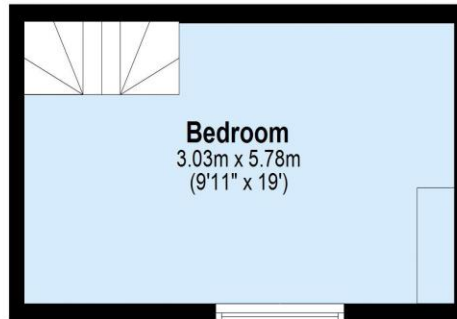
### Lower Ground Floor

Approx. 23.3 sq. metres (251.3 sq. feet)



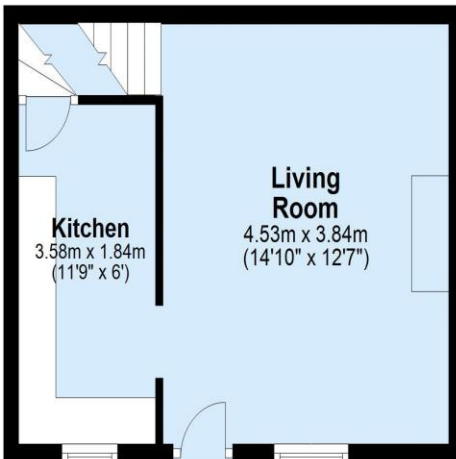
### Second Floor

Approx. 17.5 sq. metres (188.4 sq. feet)



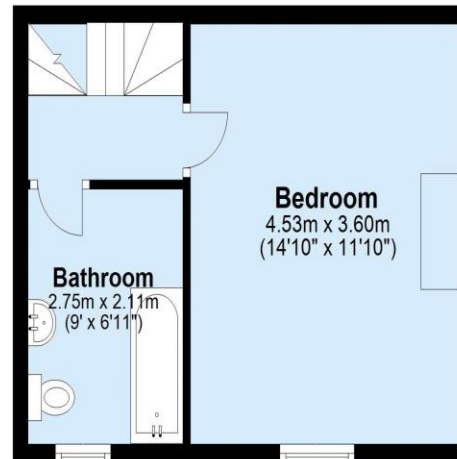
### Ground Floor

Approx. 26.0 sq. metres (280.3 sq. feet)



### First Floor

Approx. 26.3 sq. metres (282.8 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

**Tenure**  
Freehold

**Council Tax Band**  
A

**Possession**  
Subject to tenancy

**AML**  
Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer and we will carry out an electronic identity check. We may also need to request photographic identification and/or proof of address.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.



Your Sales and Lettings Specialist in North Leeds