



- Substantial double fronted back to back
- Six bedrooms, three bath/shower rooms
- Close to extensive amenities
- Let as a HMO
- Gross rent circa £2490 pcm inc bills
- Excellent further potential



A SUBSTANTIAL SIX BEDROOMED DOUBLE FRONTED BACK TO BACK, PROVIDING DECEPTIVELY SPACIOUS ACCOMMODATION, VERY CONVENIENTLY SITUATED CLOSE TO EXTENSIVE SHOPPING AND LEISURE AMENITIES ON KIRKSTALL ROAD AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.

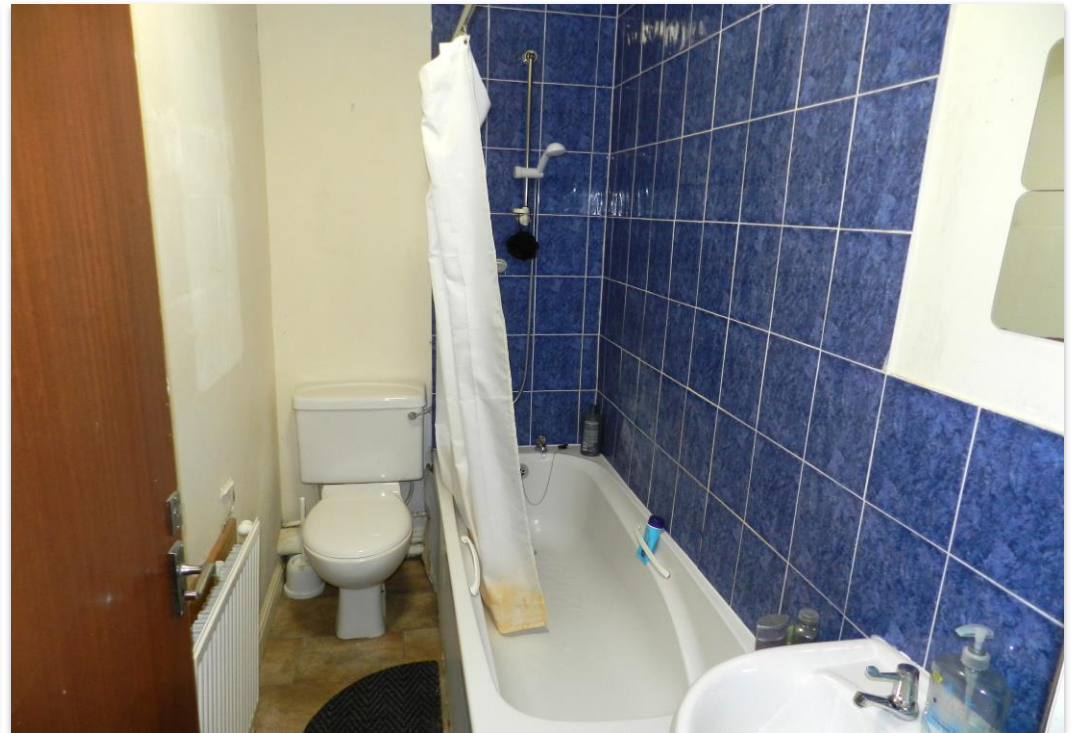
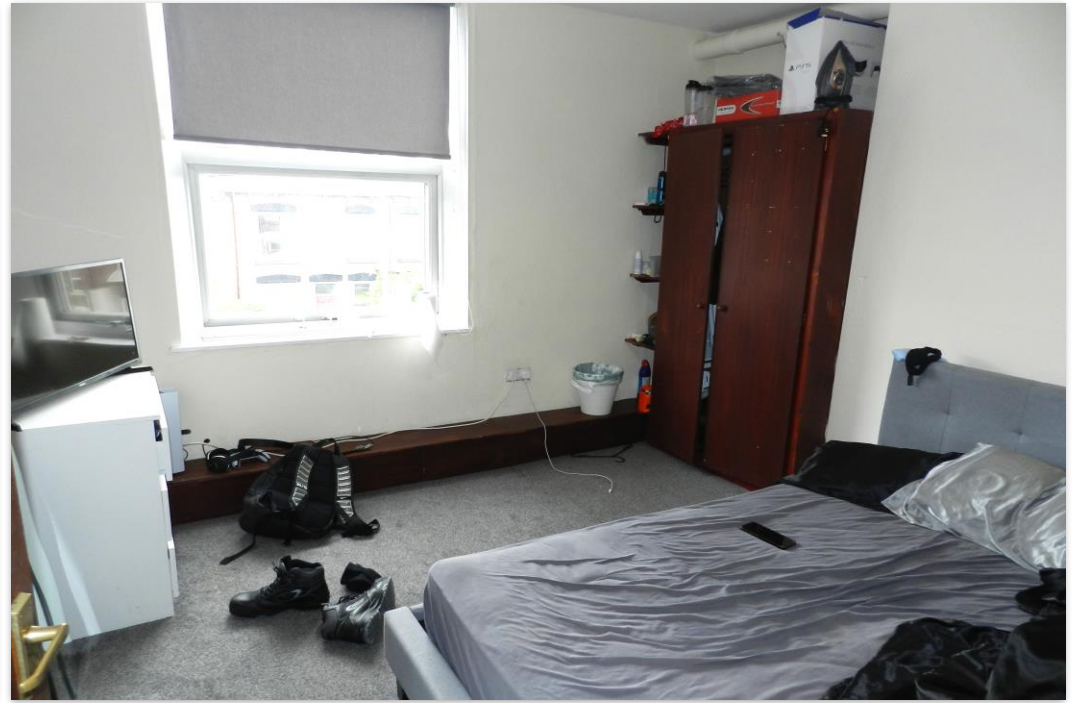
The property is currently set up as a HMO and is let on individual tenancy agreements terminating on different dates, the latest being in June 2025. The current rent is circa £2,490 pcm including bills.

The well managed accommodation comprises an entrance hall, lounge and dining kitchen on the ground floor, a lower ground floor bedroom with an en-suite bathroom w/c and an extra room, ideal for storage or possibly conversion into a utility room, two first floor bedrooms, a bathroom w/c and a shower room w/c with three further bedrooms on the top floor. Externally there is a low maintenance front garden and ample on street parking.

Whilst we understand the property has been run as a successful HMO for many years, there must be excellent potential to further upgrade and possibly alter the layout to improve rental income, subject to any relevant consents.

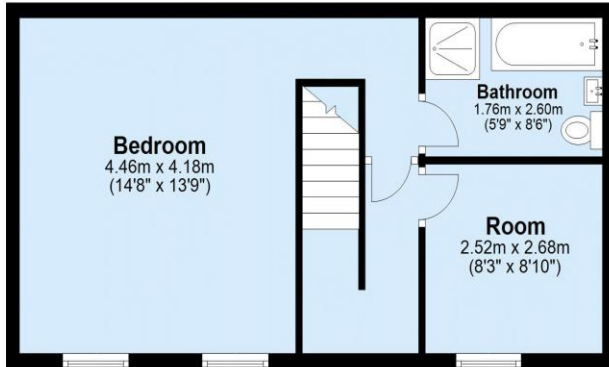
The seller has a HMO Licence until 16th September 2025 and the property has historic planning use as a HMO.





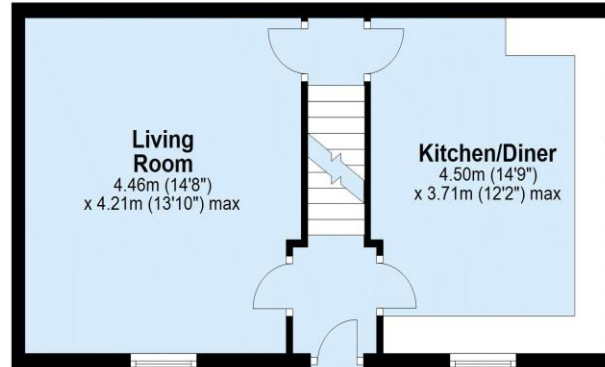
Lower Ground Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



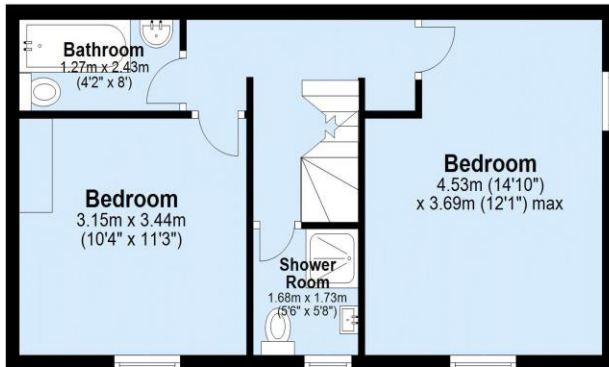
Ground Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



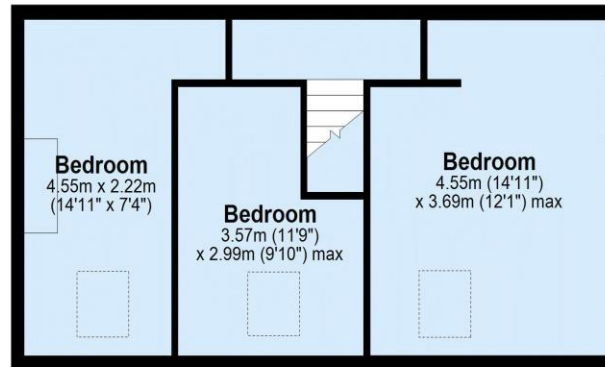
First Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



Second Floor

Approx. 40.7 sq. metres (438.1 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

B

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 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 website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 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.



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