



- Two bedroomed end back to back
- Let until 30th June 2026
- Gross rent £11,179 p/a ex bills
- Close to universities & city centre
- Cul-de-sac location
- Great investment opportunity



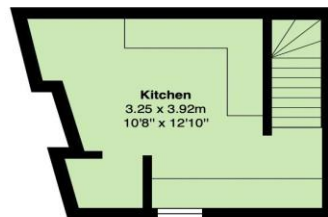
A CHARACTERFUL TWO BEDROOMED END BACK TO BACK, SITUATED AT THE END OF A CUL-DE-SAC, A SHORT WALK TO LOCAL SHOPS, CAFES, TRAIN STATION, THE HYDE PARK PICTURE HOUSE AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

The property is currently let until 30th June 2026 at £11,179 p/a excluding bills. The sale is subject to the successful buyer retaining the current lettings management agent, DEU Estates, until at least the remainder of the agreed tenancy.

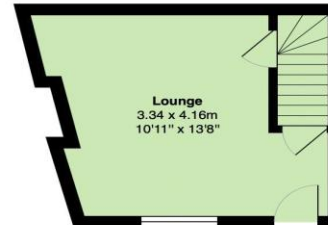
The deceptively spacious accommodation, comprises a lounge, a lower ground floor kitchen, a double bedroom and bathroom w/c on the first floor and a further double bedroom with dormer window on the top floor.

The property is street lined with ample on street parking.

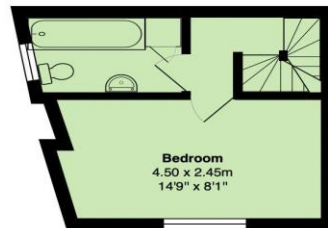




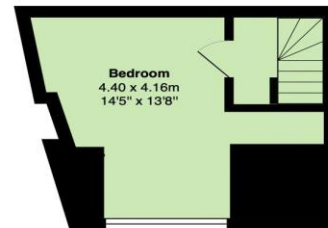
Basement



Ground Floor



1st Floor



2nd Floor

Total Area: 74.6 m² ... 803 ft²

Tenure	Freehold
Council Tax Band	A
Possession	Sold subject to existing tenancies
Point to note:	Some images provided pre tenancy
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.
Houses in Multiple Occupation (HMO)	<i>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.</i>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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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