

- **Characterful Victorian Property**
- **Prime location near Universities and Woodhouse Moor**
- **5 self contained flats (7 beds)**
- **Redevelopment / refurbishment potential**
- **Off-road car parking and gardens**



Residential Refurbishment Opportunity With Vacant Possession
Circa. 3,779 sq ft (351.08 sq m)

2 Moorland Road
Leeds
LS6 1AL



Location:

The property is situated in the popular Hyde Park area, less than one mile north-west of Leeds city centre. Hyde Park is one of the city's prime student locations, within walking distance of both the University of Leeds and Leeds Beckett University.

Hyde Park is a vibrant neighbourhood, with an array of local amenities including independent shops, restaurants and bars. Woodhouse Moor a popular leisure and social destination is directly opposite the property and Headingley is close by, offering additional leisure amenities.

The property benefits from proximity to the city centre's retail and business areas. The Victoria Quarter, Trinity Leeds Shopping Centre, and First Direct Arena are all a short bus away.

Description:

This substantial period property presents a rare freehold opportunity. It is currently arranged as five self contained flats within a characterful building with good sized rooms throughout and scope for refurbishment/redevelopment in a number of different ways.

The property benefits from the following:

- Five self-contained flats, offering a mix of layouts.
- Currently arranged as 2 x 2 bedroom duplex flats and 3 x 1 bedroom flats.
- Significant potential for extension of lower ground floor space.
- Private driveway providing off-street parking.
- Generous garden and external space.





Accommodation:

Description	Sq. M.	Sq. Ft.
Flat 1 (LG & GF)	80.64	868
Flat 2 (GF)	62.98	678
Flat 3 (FF)	60.01	646
Flat 4 (FF)	35.93	387
Flat 5 (2F)	81.02	872
Common Parts	30.47	328
Total (GIA)	351.08	3,779

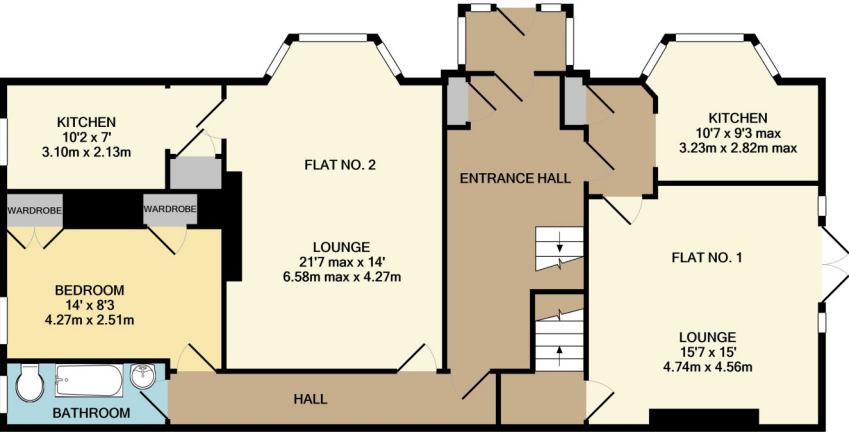
Site Information:

- Freehold title - YY53336.
- Large site area of 0.13 acres / 528 sq. m.
- Extensive external areas with a sizeable parking area and garden.
- Potential to further develop the lower ground floor subject to consents.
- C3 (Residential) Use Class.
- Benefits from all services.*

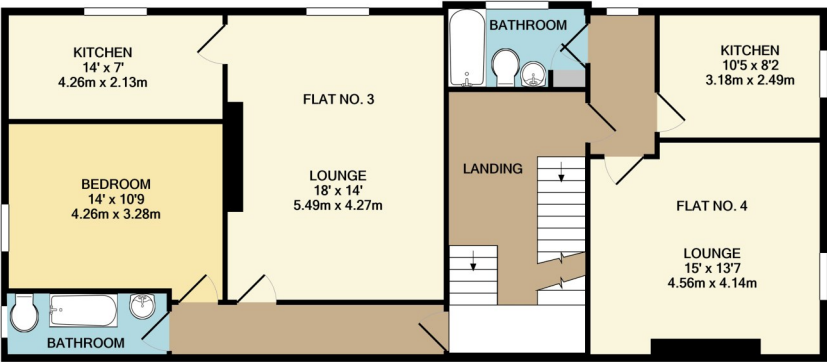
*Appliances and services have not been tested by ourselves and we recommend purchasers arrange for a qualified person to check all appliances / services before legal commitment.



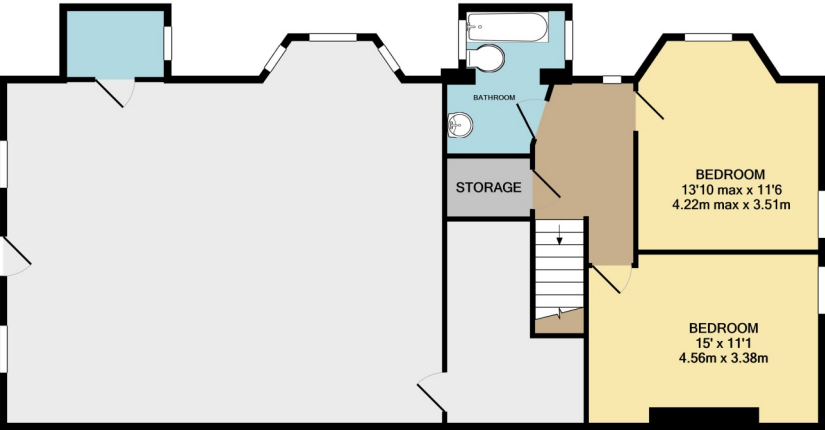




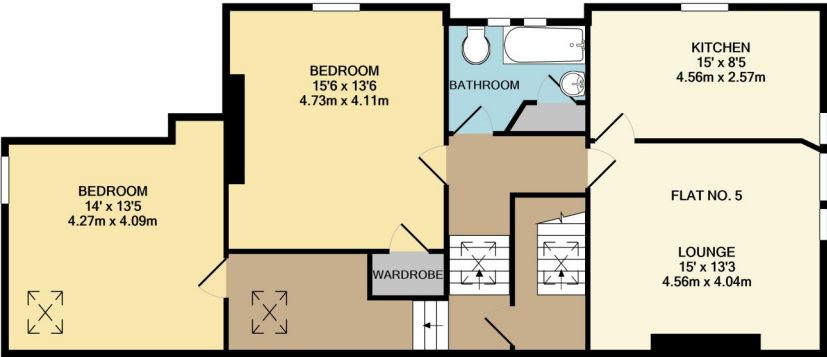
GROUND FLOOR
APPROX. FLOOR
AREA 1186 SQ.FT.
(110.2 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1131 SQ.FT.
(105.1 SQ.M.)



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 1238 SQ.FT.
(115.0 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 1004 SQ.FT.
(93.3 SQ.M.)

Price

Offers are invited in excess of £750,000 for the freehold interest with vacant possession.

Legal Fees

Each party is responsible for their own legal fees in connection with the transaction.

VAT

Prices quoted exclude VAT which may be in addition to the sale price.

EPC

There are EPC's in place. A full EPC schedule can be supplied upon request.

Council Tax

Flat 1 - Band C, Flat 2 - Band B, Flat 3 - Band A, Flat 4 - Band A, Flat 5 - Band C

AML

The prospective purchaser will need to satisfy the Anti Money Laundering policies of the sales agent and the seller. This is usually two forms of identification and confirmation of the source of funds.

Contact & Further Information

XAVIER PARASKEVA

E. xavier.paraskeva@dhpproperty.co.uk

M. 07351 146852

D. 0113 245 0550

T. 0113 245 0550

W. [dhpproperty.co.uk](https://www.dhpproperty.co.uk)

11 Park Square East, Leeds LS1 2NG

LESLEY CLARK

E. lesley.clark@dhpproperty.co.uk

D. 0113 245 0550

NIGEL TAPP

E. nigel.tapp@dhpproperty.co.uk

M. 07725 950555

