



52 Harold View

Leeds, LS6 1PP

£145,000 Freehold





We are pleased to offer to the market this deceptively spacious, brick built, back to back mid-terraced property. Situated in the popular area of Hyde Park, the property is ideally located for those wishing to commute into Leeds city centre or requiring access to the university. The accommodation provides two double bedrooms and is set over three floors with the additional benefit of a useful cellar, gas central heating and double glazing.

Please note the property is currently tenanted on a Fixed Term AST. Noticed has been served and Vacant Possession is expected by 31st May 2025. The current rent achieved is £625 pcm.

Location

Harold View is ideally located for access to Leeds city centre, the University and LGI as well as the local amenities found on Cardigan and Brudenell Road. With easy access to Headingley and Kirkstall. Burley Park Train Station is within easy walking distance.

Accommodation

A uPVC door lead directly into a spacious lounge with high ceiling and period coving/skirting. A sliding door leads into the kitchen which enjoys a range of white base, wall and drawer units with contrasting worktops incorporating a four ring gas hob and a sink with drainer and mixer tap. There is an integrated electric oven and extractor hood above, plumbing for a washing machine, and space for a fridge freezer. A door opens to stone steps which lead down to the large useful cellar where the boiler and gas and a electric meters are situated.

From the lounge, an enclosed staircase leads up to the first floor which enjoys a spacious double bedroom with a window to the front elevation. The part tiled bathroom benefits from a white three-piece suite comprising: wash hand basin, WC, bath with shower over and glass shower screen. From the landing and enclosed staircase leads up to a second double bedroom with dormer window to the front.



Council tax band: A
EPC rating: D
Ground rent: N/A
Service charge: N/A

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