



- Six double bedroomed terrace
- Three bath/shower rooms and w/c's
- Spacious, well maintained accommodation
- Let until 30th June 2026
- Potential rent in excess of £31,000 p/a
- Close to train station, shops & Headingley



A WELL PRESENTED SIX DOUBLE BEDROOMED TERRACE WITH THREE BATH/SHOWER ROOMS, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, LOCAL SHOPS, THE CRICKET & RUGBY GROUNDS, THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITH EASY ACCESS INTO THE VARIOUS UNIVERSITY SITES AND LEEDS CITY CENTRE.

This well planned property is due to be vacant from the 1st July 2026, allowing buyers to re-let with potential rent of over £31,000 p/a, or it may be an opportunity for parents buying for son or daughter at university, or even conversion back to a family/private home.

The accommodation comprises a modern dining kitchen, a lounge and entrance hall on the ground floor, on the lower ground floor there are two bedrooms, a bathroom w/c and small utility room, upstairs, there are two further bedrooms and another bathroom w/c with two more bedrooms and a shower room w/c to the second floor. Outside, there are a low maintenance gardens to the front and back, with ample on street parking to either side both to the front and rear of the property.

The seller has applied for a HMO Licence renewal with Leeds City Council. Internal viewing strongly advised of this well maintained property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The image displays four floor plans for a property, arranged horizontally. Each plan is labeled at the bottom and includes room names, dimensions in both meters and feet, and a north arrow pointing towards the top of the page.

- Lower Ground Floor:** Features a large Bedroom (3.35 x 4.98m / 11'0" x 16'4"), a Bathroom (1.72 x 2.79m / 5'8" x 9'2"), another Bedroom (2.76 x 4.40m / 9'1" x 14'5"), and a Utility Room (1.72 x 2.96m / 5'8" x 9'8").
- Ground Floor:** Features a large Living Room (3.44 x 4.98m / 11'3" x 16'4"), a Kitchen (3.66 x 4.60m / 12'0" x 15'1"), and a central staircase.
- First Floor:** Features two Bedrooms (4.64 x 4.13m / 15'3" x 13'7" and 2.84 x 4.51m / 9'4" x 14'9"), a Bathroom (2.04 x 1.81m / 6'8" x 5'11"), and a central staircase.
- Second Floor:** Features two Bedrooms (4.64 x 4.13m / 15'3" x 13'7" and 2.76 x 4.51m / 9'1" x 14'9") and a Shower Room (2.15 x 1.67m / 7'1" x 5'6").

Tenure Freehold **Council Tax Band** B

Possession Vacant Possession from 1st July 2026

Viewings - All viewings are by appointment only. Please note that some viewing arrangements may require at least 24 hours notice.

Offer procedure - If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend an independent mortgage broker along with other property professionals.

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. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

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.

House in Multiple Occupation (HMO) - This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](#) website for more information.

The Renters' Rights Act - The Renters' Rights Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

Disclaimer - None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.