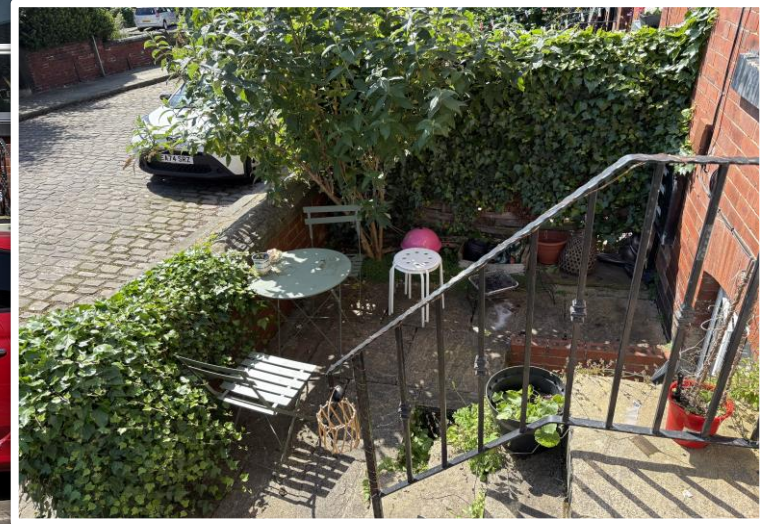




- Private Home or Investment
- Attractive Central Headingley Location
- Vacant Possession After 30th June 2026
- 3/4 Bedrooms
- Gas C/Heating & Upvc D/Glazed
- Characterful Cobbled Street & Garden



A CHARACTERFUL AND DECEPTIVELY SPACIOUS 3/4 BEDROOMED MID TERRACE ENJOYING A LOVELY SUNNY ASPECT, SITUATED IN THIS VERY CONVENIENT AND SOUGHT-AFTER BACK-WATER, JUST A FEW MINUTES WALK TO THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITHIN EASY REACH OF THE UNIVERSITIES & LEEDS CITY CENTRE. Suitable for either private occupation or investment, its provides well planned and maintained accommodation over four floors, offered with vacant possession after the 30th June 2026, therefore ideal for conversion back to a family/first home or equally a continued investment!

Currently comprising an open plan style kitchen and lounge on the ground floor, a large lower ground floor bedroom with enough space to add 'En suite' facilities (subject to building consents) two first floor bedrooms, each with built in wardrobes and an internal shower room & wc. There is another double bedroom on the second floor with a 2nd bathroom with shower over bath & wc.

Externally, there is a lovely low maintenance front garden, enjoying some valuable sitting out space with a sunny aspect and plenty of 'residents' on street parking. Additional features include; gas centrally heated and upvc double glazed. A very versatile property with excellent potential to create an attractive 3x bed & 3x bathroomed investment or very easily convert back to a lovely first home in an extremely convenient & popular location! Contents are also available by separate negotiation, keeping a buyers setting up costs to a minimum.

INTERNAL VIEWING RECOMMENDED

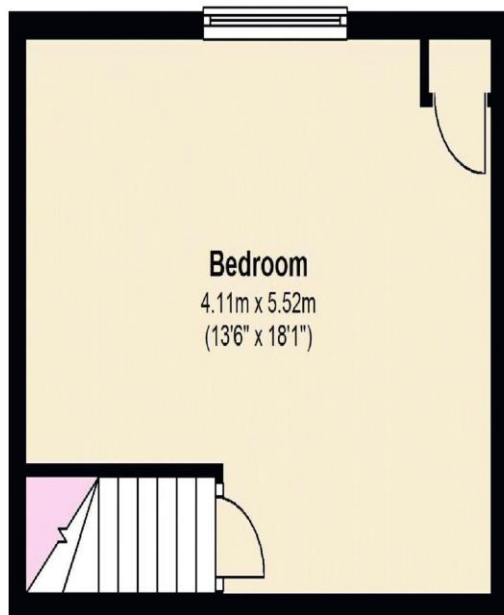




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

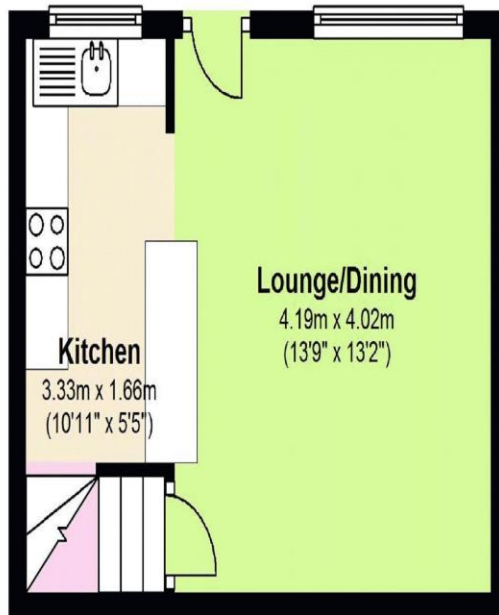
Lowest Ground Floor

Approx. 22.7 sq. metres (244.2 sq. feet)



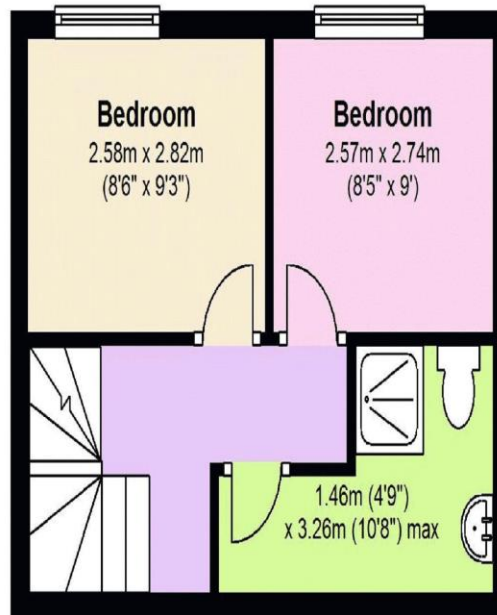
Ground Floor

Approx. 24.4 sq. metres (262.4 sq. feet)



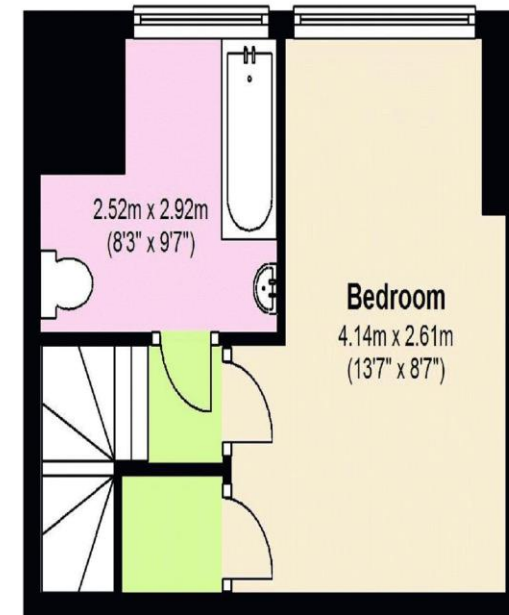
First Floor

Approx. 25.2 sq. metres (271.4 sq. feet)



Attic

Approx. 22.6 sq. metres (243.2 sq. feet)



Total area: approx. 94.9 sq. metres (1021.2 sq. feet)

Floor plans are for identification only. All measurements are approximate.

Plan produced using PlanUp.

Tenure Freehold **Council Tax Band** B **Possession** Sold subject to vacant possession

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.

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](https://www.leeds.gov.uk/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.