



£210,000 Region



- Five/six bedroomed terrace
- Elevated position with sunny aspect garden
- Very close to city centre
- Some improvements required
- Lots of potential
- No chain



A FIVE/SIX BEDROOMED TERRACE ENJOYING A SUNNY ELEVATED SOUTHERLY ASPECT TO THE FRONT WITH AN ATTRACTIVE TERRACED GARDEN, VERY CONVENIENTLY PLACED FOR EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.

The property would benefit from some general improvement and possible layout alterations, but could be suitable for investment or as a private home, with vacant possession available from August 2026 and no chain. The accommodation comprises an entrance hall, bedroom or lounge, a lounge or dining room and a kitchen on the ground floor, three first floor bedrooms, a shower room w/c, a separate shower room and a separate w/c. On the top floor, there are two further good sized bedrooms.

Outside, there is an attractive terraced garden with lawns and hedged borders and a yard to the rear. Parking is available on street on a limited time or a permit basis.

Internal viewing recommended to appreciate the property's full potential.





Energy Efficiency Rating

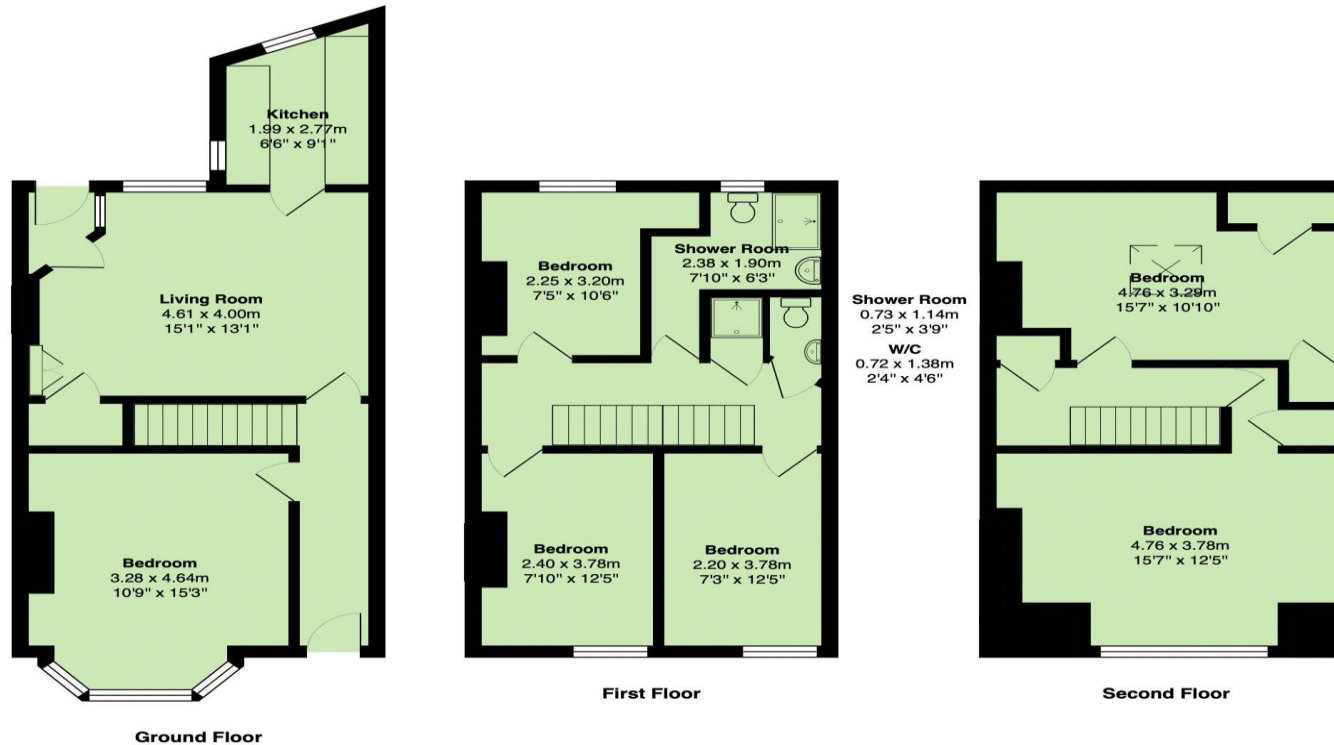
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(75-91) B		
(60-74) C		
(55-58) D		
(39-54) E	50	50
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

EXAMPLE

212, Burley Road, Burley, LS4 2EU



Total Area: 130.1 m² ... 1400 ft²

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

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](#) 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.

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