



£325,000 Region



- Period terrace
- Split into 4 x 1 bedroomed flats
- 2 flats currently let @ £11,700 p/a inc some bills
- Very close to universities & city centre
- Lots of potential to improve & increase rents
- Viewing recommended



A PERIOD TERRACE SPLIT INTO FOUR x ONE BEDROOMED SELF-CONTAINED FLATS, ONE ON EACH FLOOR, TWO OF WHICH ARE CURRENTLY LET AT A GROSS ANNUALISED RENT OF £11,700 INCLUDING WATER AND BROADBAND, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO LOCAL AMENITIES AND WITHIN EASY WALKING DISTANCE TO THE OPEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE.

The flats are let as follows:

Basement Flat	Vacant	Flat 2	£520 pcm	Rolling contract
Flat 1	Vacant	Flat 3	£455 pcm	Rolling contract

Each flat comprises an open plan lounge & kitchen, a bedroom and a shower room w/c.

Externally, there is a small front garden and a good sized low maintenance yard to the rear. There is ample on street parking to both the front and rear of the property.

There must be excellent potential to further improve the flats and for significant rental uplift in future years. The neighbouring property which is also split into 4 flats is also available, so both properties could be bought together if preferred. (Please see our separate sales details).

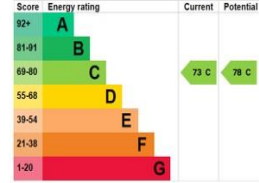




FLAT 1



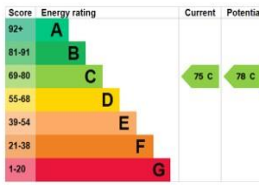
FLAT 2

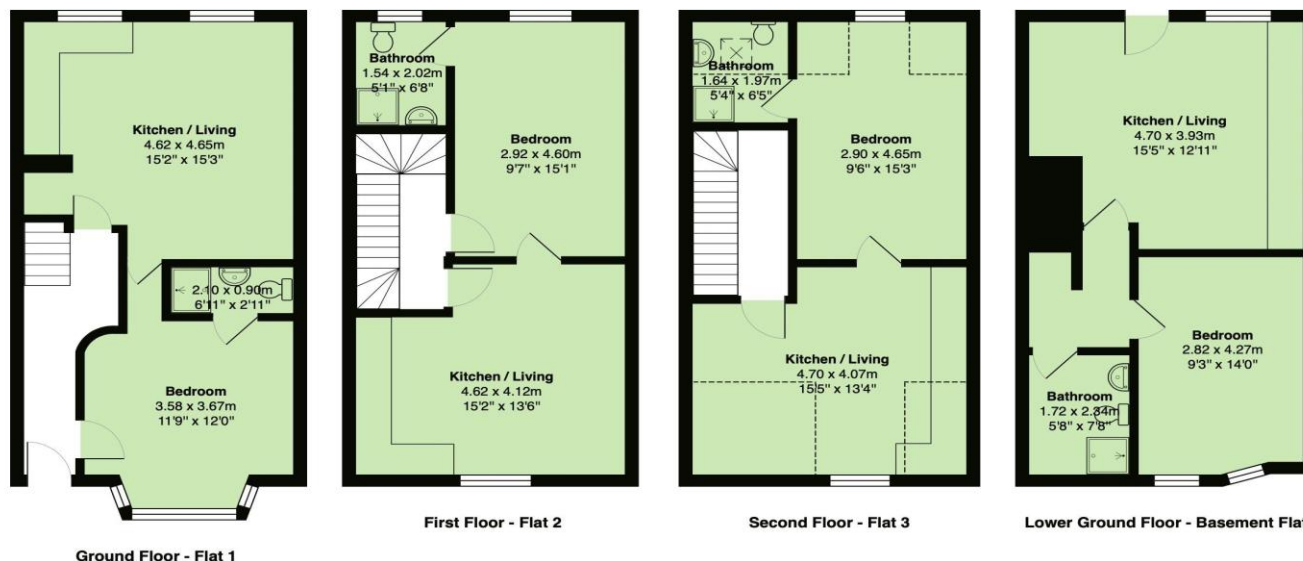


FLAT 3



Basement Flat





Tenure Freehold **Council Tax Band** A **Possession** Sold subject to existing tenancies

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 a 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.

Rent Reform Act

The Rent Reform 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

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice.

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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