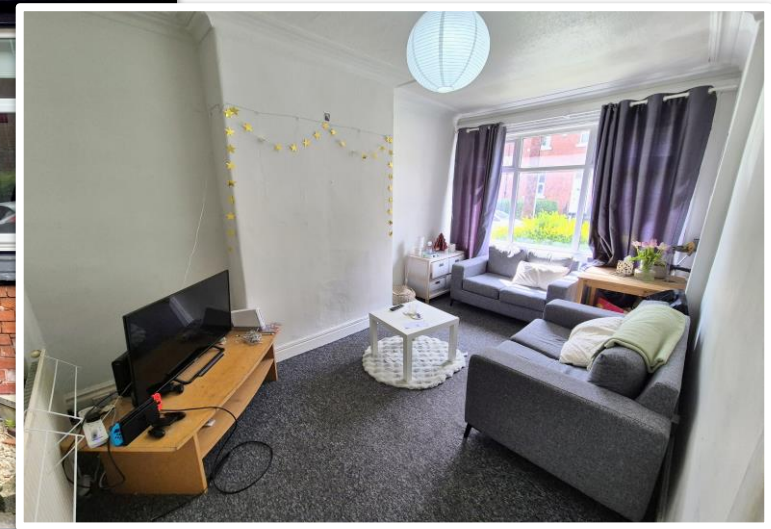




£250,000 Region



- Spacious mid terrace
- Four double bedrooms
- Very close to the Universities & city
- Excellent basement potential
- Let until 30th June 2027
- Gross rent £28,496 p/a inc bills



A DECEPTIVELY SPACIOUS FOUR DOUBLE BEDROOMED MID TERRACE SITUATED IN A CUL-DE-SAC, VERY CONVENIENTLY LOCATED, JUST A SHORT WALK TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.

The property is currently let until 30th June 2026 at £27,456 including bills (circa £20,800 p/a excluding bills) and re-let from 1st July 2026 until 30th June 2027 at £28,496 p/a including bills (circa £21,840 p/a excluding bills). The sale is subject to the successful buyer retaining the current lettings management agent Springwell Properties.

The well-proportioned accommodation comprises an entrance hall, lounge and dining kitchen on the ground floor, an extensive basement with a separate w/c, offering excellent potential for further development, subject to relevant consents, two first floor bedrooms and a shower room w/c and two further generous bedrooms one the top floor.

Outside, there is a small garden frontage and an enclosed yard to the rear. On street parking is available on a residents' permit basis.

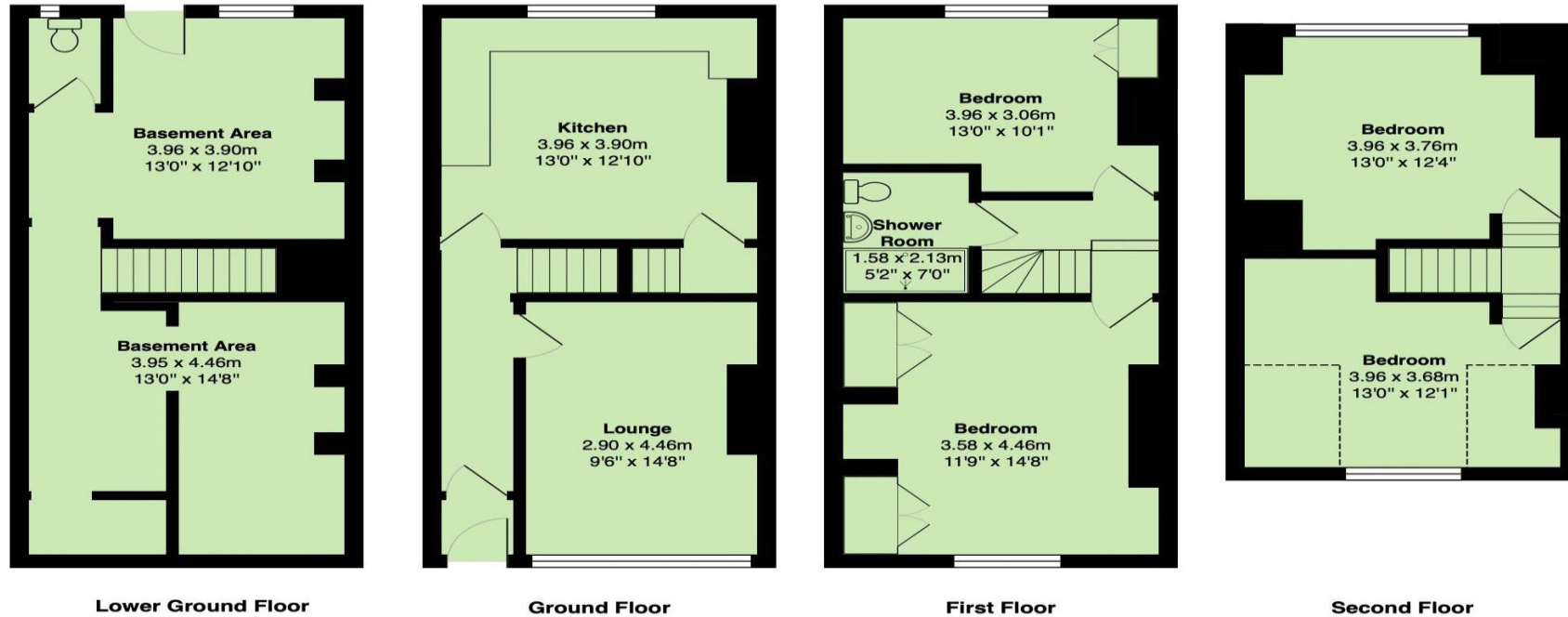
Internal viewing recommended of this well maintained investment property with excellent further potential.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

7, Winfield Grove, Woodhouse, LS2 9BB



Total Area: 137.2 m² ... 1477 ft²

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

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