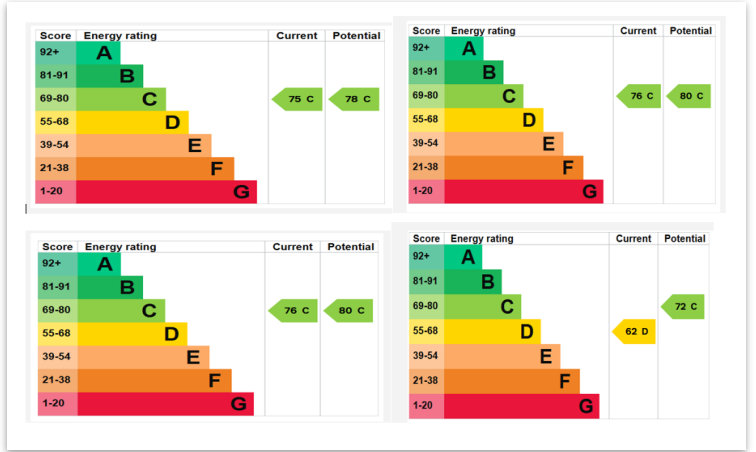




A PERIOD TERRACE SPLIT INTO 4 ONE BEDROOMED, DECEPTIVELY SPACIOUS, SELF-CONTAINED FLATS, SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO OPEN PARKLAND, BURLEY PARK TRAIN STATION, LOCAL SHOPS, EASY WALKING DISTANCE TO THE CRICKET GROUND, HEADINGLEY'S EXTENSIVE AMENITIES AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE UNIVERSITIES. The four well presented and maintained flats, one on each floor, are all let with a total rent roll of £30,900 p/a on rolling contracts excluding bills as follows; Flat A let at £7,500 p/a Flat B let at £7,800 p/a Flat C let at £8,100 p/a Flat D let at £7,500 p/a Each flat comprises an open plan kitchen/lounge, a bedroom and a shower room w/c. Externally, there is a small garden frontage and a yard to the rear. Ample on street parking is available to the front & rear. The sale is subject to the successful buyer retaining the lettings management of Leeds Rentals for at least the remainder of the agreed tenancies





Flat A, 19 The Village Street, Leeds - all floors.JPG

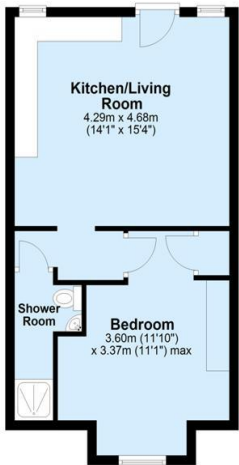
Flat B, 19 The Village Street, Leeds - all floors.JPG

Flat C, 19 The Village Street, Leeds - all floors.JPG

Flat D, 19 The Village Street, Leeds - all floors.JPG

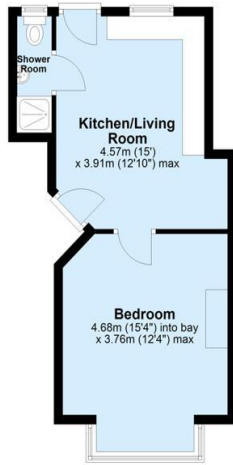
Basement

Approx. 39.6 sq. metres (426.0 sq. feet)



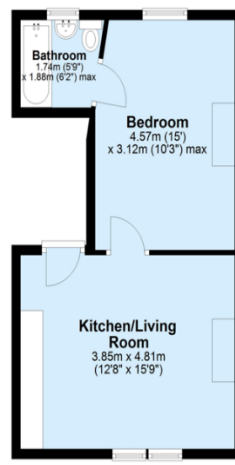
Ground Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



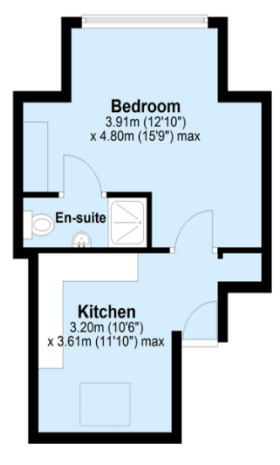
First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



Second Floor

Approx. 27.3 sq. metres (293.7 sq. feet)



Total area: approx. 39.6 sq. metres (426.0 sq. feet)

Total area: approx. 33.6 sq. metres (361.9 sq. feet)

Total area: approx. 36.0 sq. metres (387.4 sq. feet)

Total area: approx. 27.3 sq. metres (293.7 sq. feet)

Tenure Freehold

Council Tax Band D

Possession Sold subject to existing tenancies

Viewings

All viewings are by appointment. 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 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.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.