



£349,950 Region



- Well presented end terrace
- Seven bedrooms - Gross Annualised rent of £32,135!
- Three bath/shower rooms, four w/c's
- Close to Headingley & train station
- Let until 30th June 2026
- Re-let from 1st July 2026



**NEW PRICE & RE-LET FROM 1ST JULY 2026 WITH AN ANNUALISED RENTAL INCOME OF £32,135! A VERY WELL MAINTAINED SEVEN BEDROOMED END TERRACE, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, HEADINGLEY CRICKET AND RUGBY GROUNDS AND THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY.**

Providing well planned and modern accommodation, comprising an entrance hall, lounge, bedroom and shower room w/c on the ground floor, a modern fitted dining kitchen with breakfast bar and w/c off on the lower ground floor, three bedrooms and a bathroom w/c on the first floor and three further bedrooms, a shower room and a separate w/c on the top floor. There is a neat low maintenance garden to the front and an attractive, sunny aspect, enclosed courtyard style garden with block paving to the rear.

The property has is currently tenanted and now re-let to six tenants from 1st July 2026 with a monthly rental income of £2677.98 excluding utilities, a great opportunity for investors with immediate income on completion. The seller has a HMO Licence until 18th June 2027 and the property has Sui Generis lawful use as a seven bedroomed HMO. The sale is not subject to any letting management tie-in, allowing buyers to self manage or appoint their preferred agent.

Internal viewing strongly advised of this well run investment concern.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

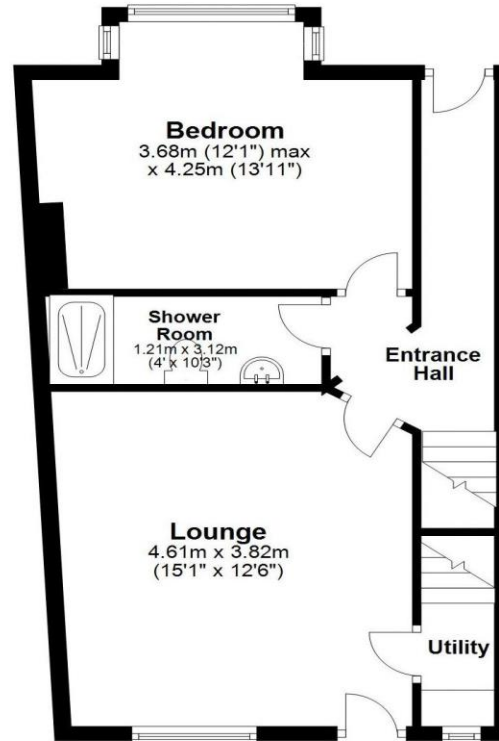
### Lower Ground Floor

Approx. 23.8 sq. metres (256.4 sq. feet)



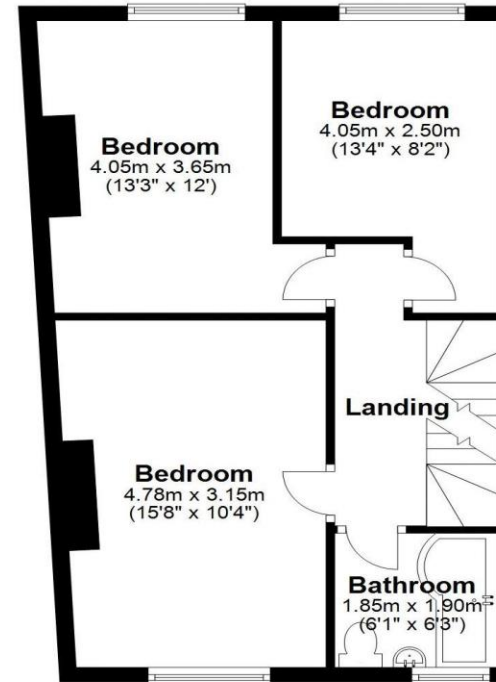
### Ground Floor

Approx. 50.7 sq. metres (545.9 sq. feet)



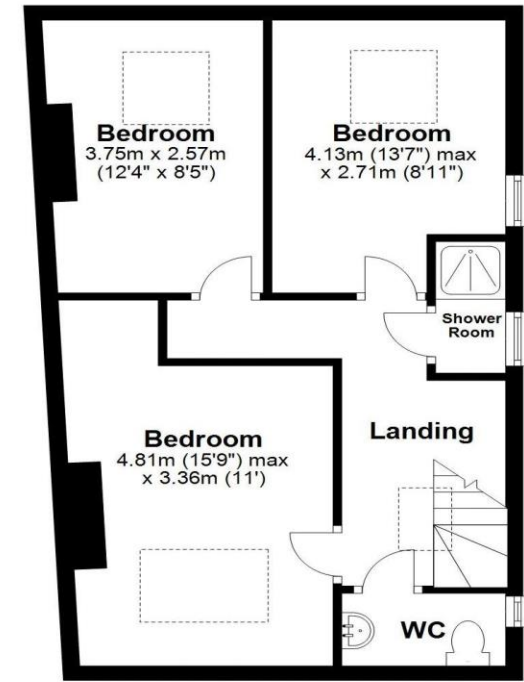
### First Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



### Second Floor

Approx. 45.9 sq. metres (493.7 sq. feet)



Total area: approx. 168.9 sq. metres (1817.5 sq. feet)

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

**Tenure** Freehold **Council Tax Band** C

**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/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.