

FOR SALE

RESIDENTIAL INVESTMENT PROPERTY

**Nabarro
McAllister**

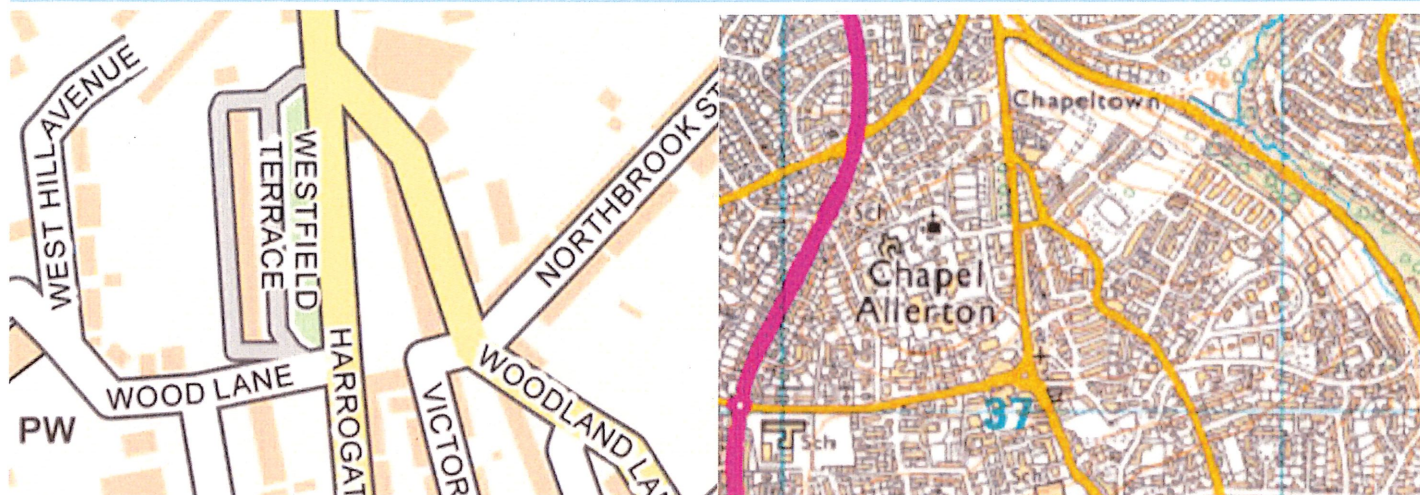
1 WESTFIELD TERRACE, LEEDS, LS7 3QG



- Located in popular residential area of Chapel Allerton.
- 4-storey building in multiple occupation.
- Fully let.

£950,000

1 WESTFIELD TERRACE, LEEDS, LS7 3QG



LOCATION

The property stands at the end of a terrace of similar houses to the northern perimeter of the suburb of Chapel Allerton, about 3 miles north of Leeds City Centre. The property stands in an established residential locality but immediately adjacent to the retail core of Chapel Allerton comprising a variety of retail shops, cafes, bars and restaurants.

DESCRIPTION

The building comprises an end terraced house estimated to be about 150 years old. The property is of traditional construction with walls built in brick under a blue slated pitched roof. The accommodation is laid out on 4 floors.

ACCOMMODATION

We have set out a Schedule of Accommodation attached to these particulars.

SERVICES

We understand the property benefits from mains water, drainage and electric. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

COUNCIL TAX

On enquiry of the Valuation Office website only some of the Council Tax bands are available and these are set out in the table below. It is believed that all of the flats are likely to be in Band A but purchasers should make their own enquiries.

Flat number	Council Tax Band
Flat D1 (basement)	A
Flat D2 (ground floor)	A
Flat A2 (ground floor)	A

PLANNING

The property has been in multiple flats for many years. Prospective purchasers should make their own enquiries of Leeds Planning Office.

TENURE

The property is freehold.

TENANCIES

A schedule of tenancies is attached to these marketing particulars. The details of the tenancies were as provided at the commencement of marketing.

TERMS

The property is offered for sale at £950,000 for the freehold interest subject to the existing tenancies.

VAT

Our client has advised that VAT is not applicable on this transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

EPC RATINGS

On enquiry of the EPC register we have obtained the following EPC ratings.

Flat number	Energy Rating
Flat A1	E
Flat B1	E
Flat D1	D
Flat 2	E
Flat A2	E
Flat B2	E
Flat D2	E
Flat A3	E
Flat B3	E

VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

July 2026

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Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.

Nabarro McAllister & Co. Ltd, Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY

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SCHEDULE OF ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL with staircase leading to all floors.

BASEMENT

Flat D1

Entrance Hall, Living Kitchen, Bathroom, Bedroom.

Flat D2

Entrance Lobby, Bed/Living Room, Kitchenette and Bathroom.

GROUND FLOOR

Flat A1

Entrance Hall, Bathroom, Kitchen, Bed/Living Room.

Flat A2

Bed/Living Kitchen and Bathroom.

Flat A3

Bed/Living Kitchen and Shower Room

FIRST FLOOR

STAIRCASE/LANDING

Flat B1

Hall, Kitchen, Bed/Living Room, Bathroom.

Flat B2

Bed/Living Kitchen, Bathroom.

Flat B3

Lobby, Bathroom, Bed/Living Kitchen.

SECOND FLOOR

STAIRCASE/LANDING; Shared Bathroom.

Flat C3

Bed/Living Kitchen.

Flat C1

Bed/Living Kitchen.

Flat C2

Bed/Living Room, separate Kitchen.

1 Westfield Terrace
Leeds LS7 3QG

SCHEDULE OF TENANCIES

<u>Flat No.</u>	<u>Term</u>	<u>Rent</u>
D1	12 months from 1 st July 2025	£800 pcm
D2	12 months from 1 st March 2026	£730 pcm
A1	12 months from 10 th August 2025	£625 pcm
A2	Currently Vacant	
A3	12 months from 25 th September 2025	£625 pcm
B1	Currently Vacant	Being marketed at £795 pcm
B2	Monthly rolling contract started 27 th September 2024	£600 pcm
B3	12 months from 28 th February 2026	£650 pcm
C1	Garage only 6 months from 13 th April 2020	£25 pcm
C1	Currently Vacant	About to be marketed – rent to be confirmed
C2	24 months from 11 th November 2025	£600 pcm
C3	Long term tenancy – no agreement held.	