



- Well presented end terrace
- Three double bedrooms
- Characterful spacious accommodation
- Very close to the universities & city centre
- Let until 30th June 2027
- Gross rent £17,363 p/a ex bills



**THE PROPERTY IS RE-LET FROM 1ST JULY 2026 UNTIL 30TH JUNE 2027 AT £17,363 P/A EXCLUDING BILLS! A VERY WELL PRESENTED AND MAINTAINED THREE BEDROOMED END BACK TO BACK TERRACE, LET UNTIL 30TH JUNE 2026 @ £17,363 P/A EXCLUDING BILLS, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, CLOSE TO LOCAL SHOPS AND WITHIN EASY WALKING DISTANCE TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.**

Internal viewing strongly advised of this great investment opportunity, with the gas centrally heated and UPVC double glazed accommodation comprising a lounge with varnished floor boards, a characterful modern kitchen, a lower ground floor double bedroom with walk-in wardrobe/store, a double bedroom and modern shower room w/c on the first floor and a further double bedroom with stripped varnished floor boards, a double glazed velux and gable end window on the top floor. Externally, the property is street lined with ample on street parking.

The property has a Certificate of Lawful C4 use (HMO) and we understand there is no lettings management tie-in, allowing buyers to self manage or appoint their preferred agent.

The property has been let for 2026-27 by Sugarhouse Properties and the buyer will be expected to pay the associated let fee on completion.

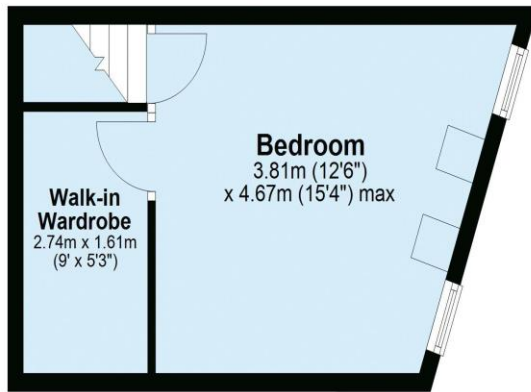




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

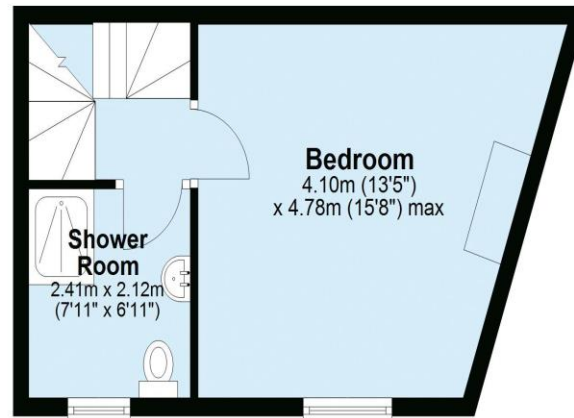
### Lower Ground Floor

Approx. 21.7 sq. metres (233.9 sq. feet)



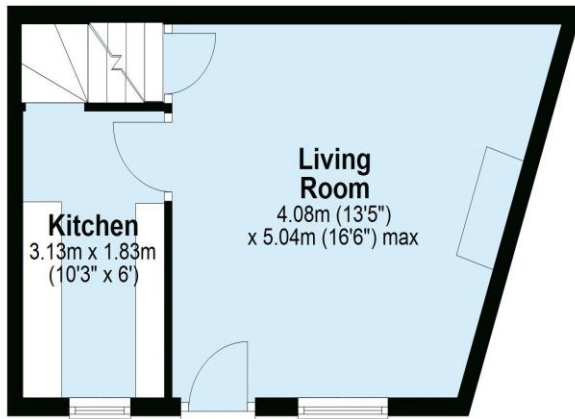
### First Floor

Approx. 26.0 sq. metres (280.1 sq. feet)



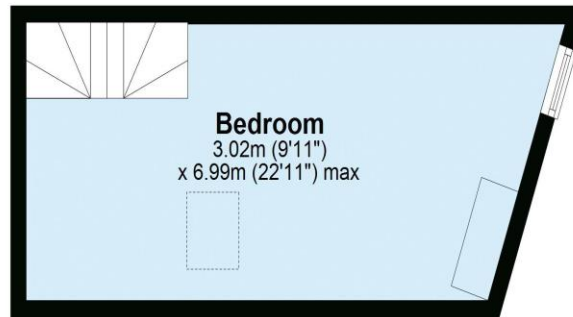
### Ground Floor

Approx. 25.7 sq. metres (276.4 sq. feet)



### Second Floor

Approx. 19.5 sq. metres (210.2 sq. feet)



Total area: approx. 93.0 sq. metres (1000.5 sq. feet)

#### Tenure

Freehold Leasehold

#### Possession

The property is intended to be vacant possession on completion. The property is being sold subject to the existing tenancy agreements.

#### Making an offer

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend an independent mortgage broker along with other property professionals.

#### Anti-money Laundering

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.

#### 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.

#### Article 4 Direction

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the Leeds City Council website for more information.

#### Third party involvement

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.

#### 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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