

FOR SALE

RESIDENTIAL INVESTMENT PROPERTY

M Nabarro
McAllister

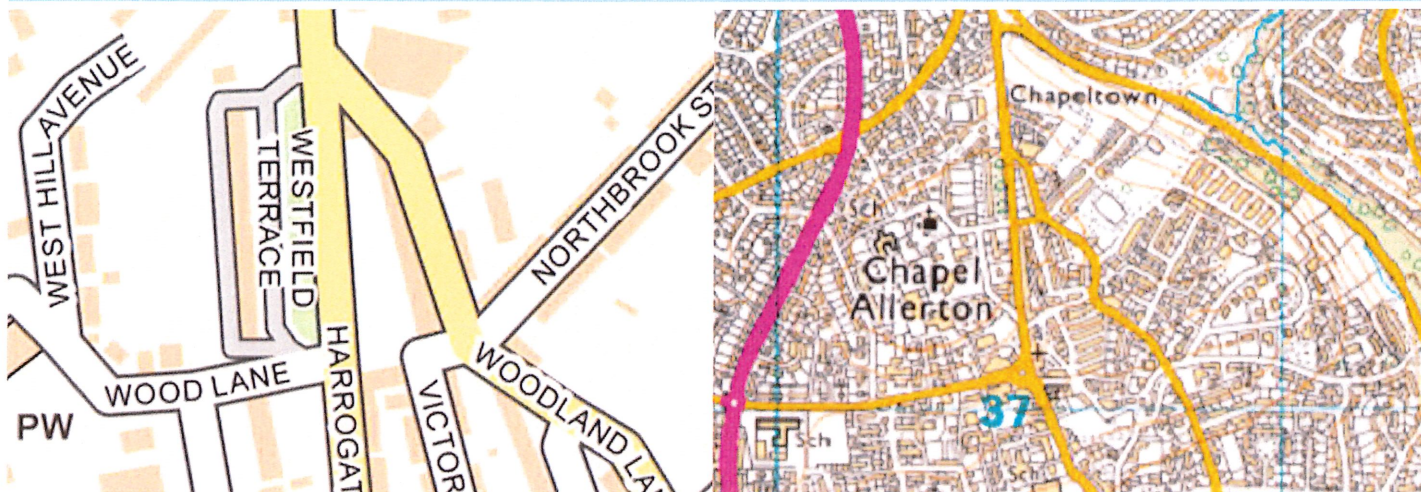
12 WESTFIELD TERRACE, LEEDS, LS7 3QG



- Located in popular residential area of Chapel Allerton.
- 4-storey building with 4 self-contained flats.
- Fully let.

£795,000

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LOCATION

The property stands in the middle 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 a mid-terraced house converted into four self-contained flats 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

Basement: 2 bedroom 2 bathroom flat.

Ground Floor: 1 bedroom flat.

First Floor: 2 bedroomed flat.

Second Floor/Third Floor: 2/3 bedroomed and 2 bathroom maisonnette.

SERVICES

We understand the property benefits from all mains services. The flats benefit from gas fired central heating. 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 1	A
Flat 2	A
Flat 3	A
Flat 4	A

PLANNING

The property has been in four 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 £795,000 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 1	C
Flat 2	C
Flat 3	D
Flat 4	D

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 states, all prices are quoted exclusive of VAT.

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

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Leeds LS7 3QG

SCHEDULE OF TENANCIES

<u>Flat No.</u>	<u>Term</u>	<u>Rent</u>
Flat 1	6 months from 27 th October 2025	£850 pcm
Flat 2	12 months from 20 th October 2025	£895 pcm
Flat 3	6 months from 28 th March 2026	£900 pcm
Flat 4	12 months from 20 th October 2025	£895 pcm