



£475,000 Region



- Substantial & characterful end terrace
- Up to seven bedrooms
- Close to Headingley & Meanwood
- Currently set up as a HMO investment
- Would convert back to a great family home
- Lots of potential



A SUBSTANTIAL PERIOD END TERRACE SITUATED IN THIS SOUGHT-AFTER LOCATION IN THE LEAFY HEADINGLEY CONSERVATION AREA, VERY CONVENIENT FOR EASY ACCESS INTO HEADINGLEY WITH ITS EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS, ON THE DOORSTEP OF THE MEANWOOD VALLEY TRAIL FOOTPATH, CLOSE TO A NUMBER OF LOCAL PRIMARY SCHOOLS AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

The property is currently being run as a successful seven bedroomeed HMO rental property and is let until 30th June 2026 at £48,545 including bills. The seller has a HMO Licence until 2nd July 2027 and the property has lawful Sui Generis HMO use. The property is also being marketed to re-let and our sales details will be updated if that takes place prior to a sale being agreed. Any new tenancy agreement may be subject to the letting agent's management.

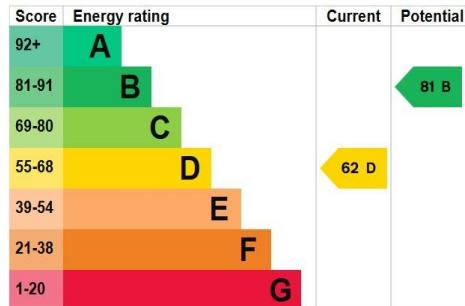
The property may well however, be more suited to conversion back to a family home, with lots of potential and flexibility to suit a range of buyer's own requirements. The ground floor dining room and kitchen could be opened up for example, to create a fantastic open plan living kitchen whilst still maintaining a lovely spacious separate lounge.

The lower ground floor currently comprises a bedroom, kitchenette and shower room w/c, so would be ideal as a teenage or guest suite, plus there are other basement rooms which offer potential for further development, meaning a more substantial self-contained flat could be created, subject to relevant consents. Alternatively the space offers great storage potential. Upstairs, there are two large double bedrooms, a smaller third bedroom, ideal as a home office, a bathroom and a separate w/c. On the top floor, there are two further bedrooms both with dormer windows, the rear bedroom enjoying amazing long distance views over the Meanwood valley and another shower room w/c.

Outside, there is an enclosed front garden, bordered by mature hedging, a path to the side of the property and an enclosed rear garden with block/brick paving and a carport, providing some off street parking potential. The property must be viewed to appreciate the full potential of this characterful & spacious accommodation, ready for buyers to further improve and perhaps adapt to individual requirements.







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.

Offer procedure

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.

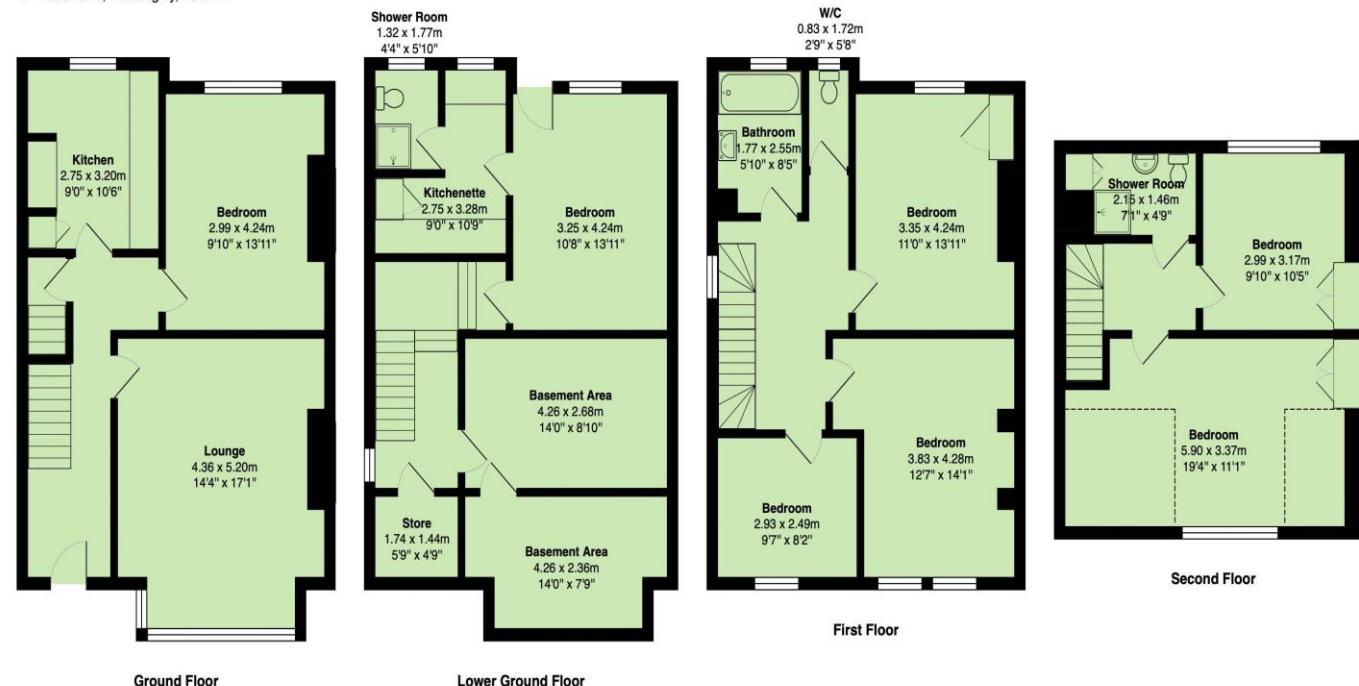
Management Clause

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](#) website for more information.

17 Wood Lane, Headingley, LS6 2PF



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