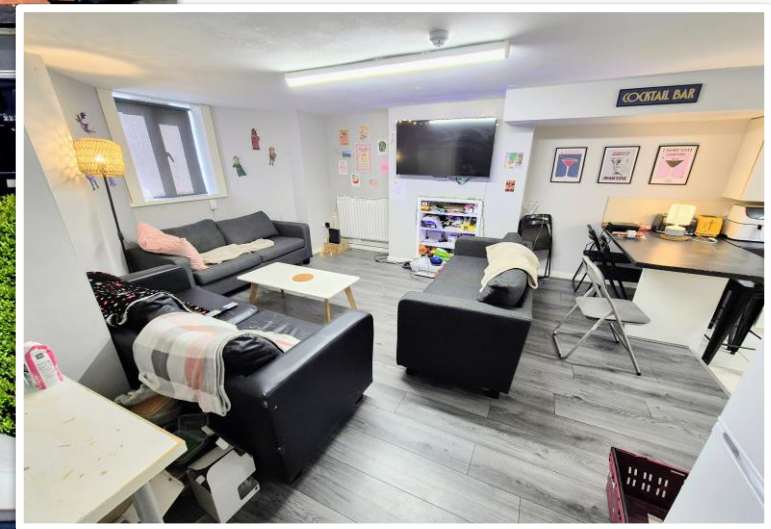




£425,000 Region



- Six double bedroomed terrace
- Each bedroom with ensuite shower room w/c
- Impressive open plan kitchen and lounge
- Close to shops & train station
- Let until 30th June 2027
- Net rent £35,049 p/a



A WELL MANAGED AND PRESENTED SIX DOUBLE BEDROOMED PERIOD TERRACE WITH EN-SUITE SHOWER ROOM W/C'S TO EACH BEDROOM AND AN IMPRESSIVE OPEN PLAN DINING KITCHEN AND LOUNGE, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE MAIN UNIVERSITIES.

The property is currently let until 30th June 2026 at £37,230 p/a (£33,790 p/a net) including cleaning and contents insurance and re-let from 1st July 2026 until 30th June 2027 at £38,481 p/a (£35,049 p/a net). The seller has a HMO Licence until 23rd November 2020. The sale is subject to the successful buyer retaining the current lettings management agent, Oasis Properties.

The well planned accommodation comprises an entrance hall and two ensuite bedrooms on the ground floor, a good sized open plan dining kitchen and lounge on the lower ground floor, two ensuite bedrooms on the first floor and two further ensuite bedrooms on the top floor.

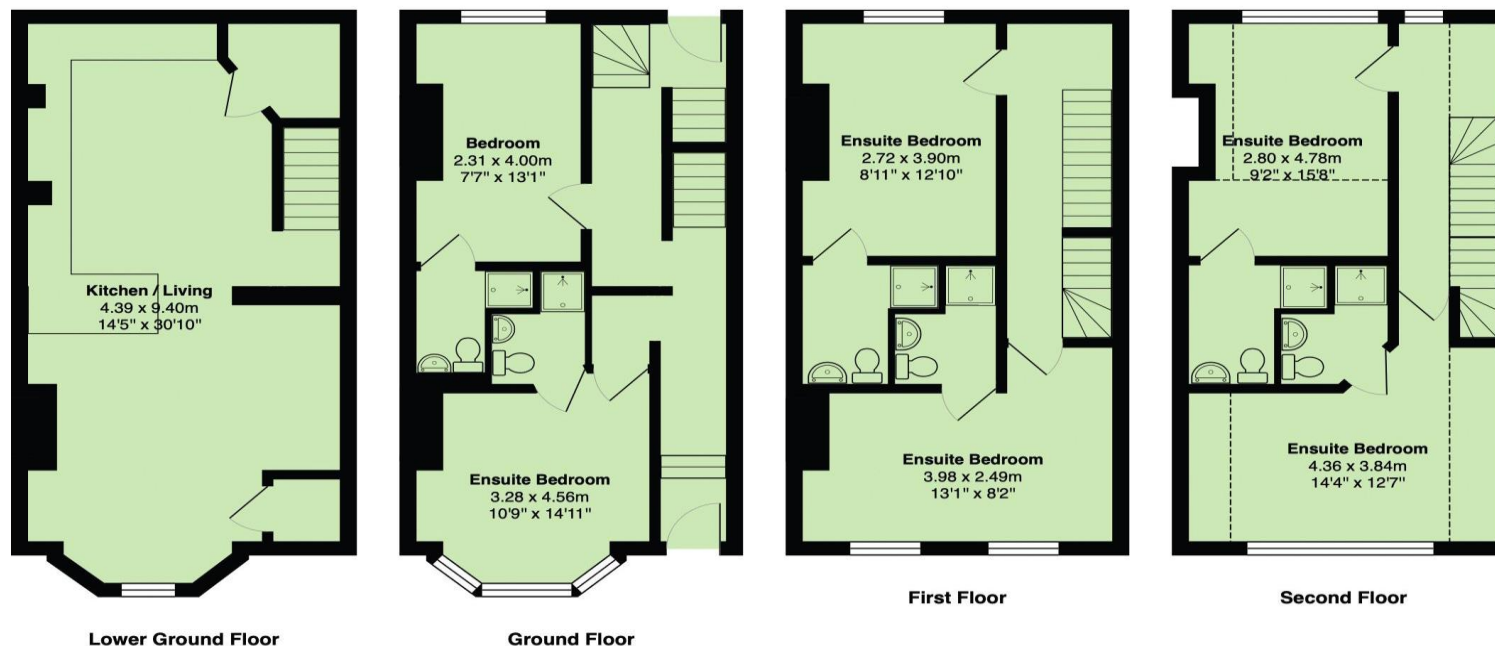
Outside, there is small front garden and a yard to the rear. Ample parking is available on street.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

221, Cardigan Lane, Burley, LS6 1ED



All measurements are approximate and for display purposes only

Tenure Freehold **Council Tax Band** C **Possession** Currently 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/) 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.

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