



- Spacious semi-detached
- Three bedrooms, two reception rooms
- Large conservatory
- Ample off street parking
- Lots of potential to improve
- Sought-after & convenient location



**A SPACIOUS THREE BEDROOMED SEMI-DETACHED PROPERTY SITUATED IN THIS HIGHLY CONVENIENT LOCATION, JUST A FEW MINUTES WALK TO THE LOVELY OPEN SPACES OF BECKETTS PARK, THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTARAUNTS IN HEADINGLEY WITH EASY ACCESS INTO LEEDS CITY CENTRE.**

The property has been run as a successful rental property and is currently let until 30th June 2026 at £26,260 p/a, but would ideally suit conversion back to a family home once vacant possession is obtained.

The accommodation in brief comprises a generous entrance hall, a lounge and dining room, both currently being used as bedrooms and a long galley style modern fitted kitchen leading to a large conservatory. Upstairs there are three good sized bedrooms, a bathroom and a separate w/c.

Outside, there is a drive for ample off street parking and a garden to the rear. The conservatory currently takes up a lot of the back garden, so buyers may wish to remove the conservatory to increase the garden size and possibly look at a more modest extension across the back of the property if required, subject to relevant consents. There is excellent scope for buyers to improve the property to their own tastes and standards and create a lovely family home





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

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](http://www.leeds.gov.uk) website for more information.

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

43, St Annes Road, Headingley, LS6 3NY



Total Area: 129.1 m<sup>2</sup> ... 1389 ft<sup>2</sup>

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