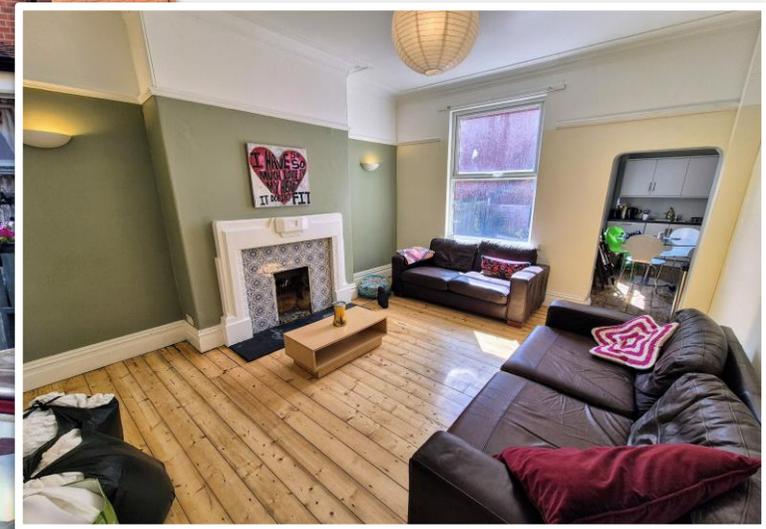




£365,000 Region



- Lovely characterful semi-detached
- Five double bedrooms
- Prime central Headingley location
- Lawful C4 use certificate
- Let until 30th June 2027
- Gross rent £31,200 ex bills



**THE PROPERTY IS RE-LET FROM 1ST JULY 2026 UNTIL 30TH JUNE 2027 @ £31,200 P/A EXCLUDING BILLS.**

THIS IS SUBJECT TO A 7% PLUS VAT LET FEE WHICH PROSPECTIVE BUYERS SHOULD TAKE INTO CONSIDERATION WHEN MAKING AN OFFER.

**A FANTASTIC, CHARACTERFUL AND WELL PRESENTED, FIVE BEDROOMED SEMI-DETACHED PROPERTY, SITUATED IN THE HEART OF HEADINGLEY, A SHORT WALK TO THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS AND WITHIN EASY REACH OF THE LEEDS CITY CENTRE AND THE VARIOUS UNIVERSITY CAMPUS'.**

The very well maintained property is currently let until 30th June 2026 at an attractive gross rent of £31,285 p/a excluding bills. The seller has a HMO Licence until 7th June 2027 and the property also benefits from a lawful C4 use (HMO) certificate. There is no lettings management tie-in, so buyers are free to self manage or appoint their preferred agent.

The attractive accommodation comprises an entrance hall, five double bedrooms, two fully tiled modern shower room w/c's and a good sized lounge leading to a modern fitted dining kitchen. The lower ground floor has a useful store room and utility room. The property retains many features like period fireplaces, ceiling coving, picture rails and stripped varnished floor boards.

Outside, there is an easily maintained front garden and a delightful enclosed paved good sized garden to the rear with planted borders.

Internal inspection strongly recommended of this high end investment opportunity, which can be purchased alongside another similar property being sold by the same owners on Bennett Road. Please see our other sales details relating to this property. This property might also appeal to private buyers who might be in a position to buy the property with tenants in situ and then wait for vacant possession at the end of the current tenancy agreement.





**Tenure** Freehold  
**Council Tax Band** D  
**Possession** Sold subject to existing tenancies

**Offer procedure** 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 a 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.

**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.

**Houses in Multiple Occupation (HMO)** 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.

**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



Total Area: 164.9 m<sup>2</sup> ... 1775 ft<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.



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Your Sales and Lettings Specialist in North Leeds