



£335,000 Region



- Well maintained terrace in Headingley
- 6 bedrooms, 3 bath/shower rooms
- Close to extensive amenities
- Let until 30th June 2027
- Gross rent c. £22,896 p/a ex bills
- Potential for future rent uplift



THE PROPERTY IS NOW RE-LET TO FOUR PEOPLE FROM THE 7TH JULY 2026 UNTIL 30TH JUNE 2027 AT CIRCA £22,896 P/A EXCLUDING BILLS.

A WELL MAINTAINED SIX BEDROOMED MID TERRACE WITH THREE BATH/SHOWER ROOM W/C'S, SITUATED IN CENTRAL HEADINGLEY, JUST A FEW MINUTES WALK TO THE CRICKET GROUND, THE EXTENSIVE SHOPS, BARS AND RESTARAUNTS IN HEADINGLEY AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE VARIOUS UNIVERSITY CAMPUS'.

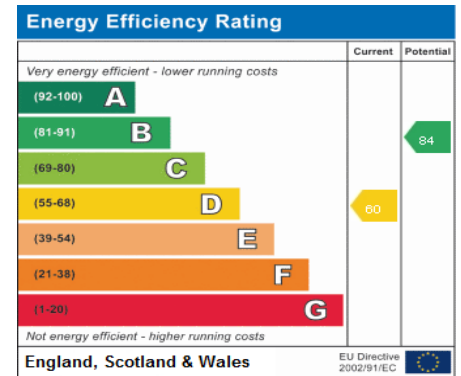
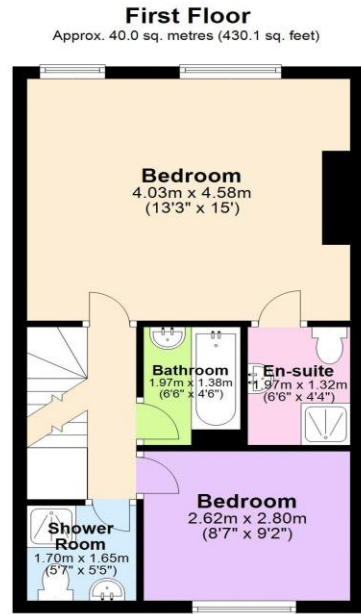
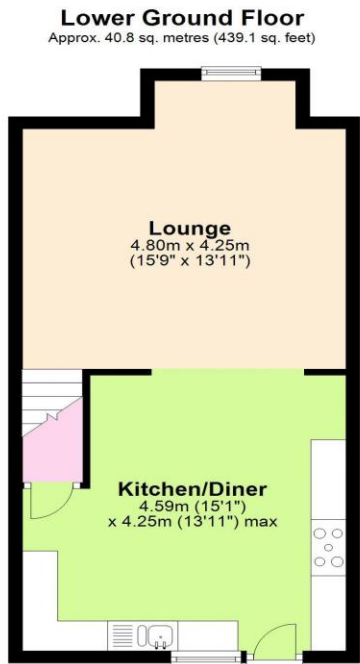
The property is currently let to four people until 30th June 2026 at £20,832 p/a excluding bills. The sale is subject to a buyer retaining the lettings managing agent, MHS Lettings. The seller has a HMO Licence until 16th July 2027 and the property has certificate for lawful C4 (HMO) use. There must be potential to increase future rents to over £31,000 p/a by letting to six.

The accommodation comprises an entrance hall, two bedrooms and a separate w/c on the ground floor, a lounge open plan to a modern fitted dining kitchen on the ground floor, two bedrooms on the first floor, one with an en-suite shower room w/c, a further shower room w/c and another bathroom. On the top floor, there are two further bedrooms.

Outside, there is a neat front garden, a yard to the rear and ample on street parking to the front.







Total area: approx. 152.6 sq. metres (1642.3 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure Freehold **Council Tax Band** C **Possession** 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.