



£350,000 Region



- Spacious end terrace
- Four/five bedrooms, two bathrooms & w/c's
- Well presented spacious accommodation
- Close to extensive amenities & Roundhay Park
- Ideal for investment or family home
- Let until 31st July 2025



A WELL PRESENTED FOUR/FIVE BEDROOMED END TERRACE WITH GARDENS TO THREE SIDES ENJOYING A SUNNY SOUTH EASTERLY ASPECT, SITUATED IN THIS HIGHLY CONVENIENT LOCATION, A SHORT WALK TO THE EXTENSIVE AMENITIES ON STREET LANE INCLUDING SHOPS, BARS AND RESTAURANTS, CLOSE TO THE LOVELY OPEN SPACES OF ROUNDHAY PARK AND WITH EASY ACCESS INTO LEEDS CITY CENTRE.

The property is currently being run as a successful rental concern, let to five people until 31st July 2025 on separate tenancy agreements at £2,548 pcm, therefore ideal as an on-going investment purchase or equally it would suit private buyers once vacant possession is available. The spacious and well managed property comprises an entrance hall, a light and airy dual aspect lounge, a dining room currently being used as the fifth bedroom and a modern fitted kitchen; a basement, two first floor bedrooms, a bathroom w/c and a further separate w/c with two additional bedrooms on the top floor with another bathroom.

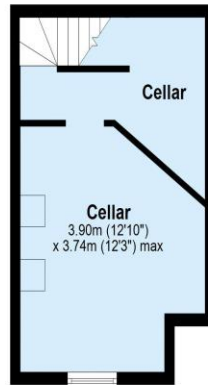
Externally there are lawned gardens to the front and side, bordered by mature privet hedging, with a side yard area and brick barbeque. There is ample on street parking.

The seller has a HMO Licence until 15th May 2028. Internal viewing strongly advised of this flexible property, ideal for either on-going investment or conversion back to a family home.

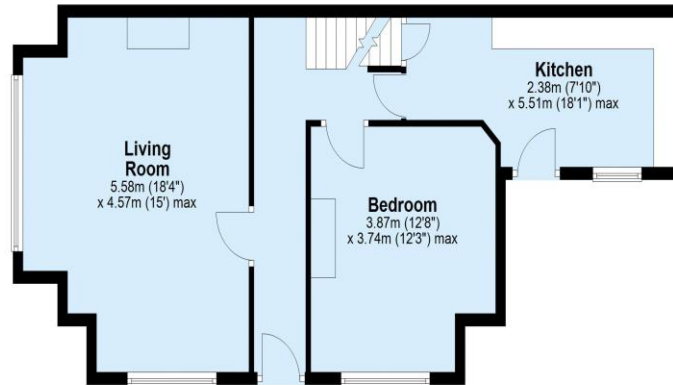




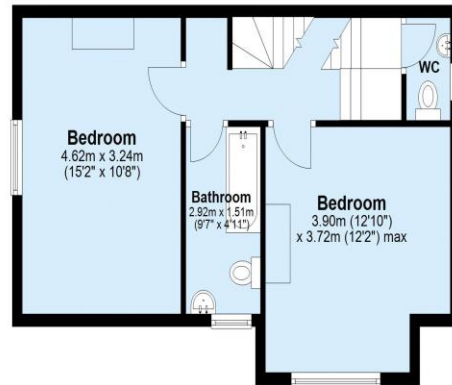
Lower Ground Floor
Approx. 20.3 sq. metres (218.4 sq. feet)



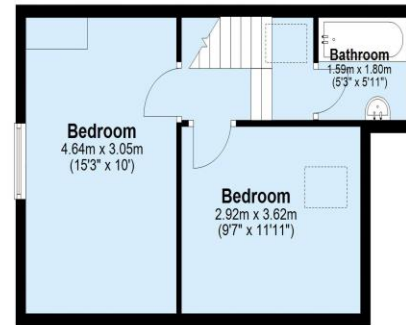
Ground Floor
Approx. 59.2 sq. metres (637.2 sq. feet)



First Floor
Approx. 43.2 sq. metres (464.8 sq. feet)



Second Floor
Approx. 32.9 sq. metres (354.5 sq. feet)



Total area: approx. 155.6 sq. metres (1674.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Tenure Freehold
Council Tax Band C
Possession Currently sold subject to 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.

Viewings
 All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

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.

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](http://Leeds City Council website) website for more information

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.

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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