



Offers Over £300,000 Region



- Four bedroomed semi-detached
- Popular residential location
- Close to Becketts Park
- Currently let until 30th June 2024
- Ideal for continued investment
- Or conversion back to a family home



A FOUR BEDROOMED SEMI-DETACHED PROPERTY SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, CLOSE TO THE LOVELY OPEN SPACES OF BECKETTS PARK, THE UNIVERSITY CAMPUS AND HEADINGLEY'S EXTENSIVE AMENITIES WITH THE CITY CENTRE WITHIN EASY REACH.

The property is currently let to three until 30th June 2024 with a gross rent of circa £16,000 p/a. Ideal for continued investment or for conversion back into a family home, possibly with some general improvements and layout alterations to buyer's own requirements.

The accommodation currently comprises, an entrance porch/hall, an open plan living kitchen, two ground floor rooms bedrooms and a shower room w/c - there must be considerable potential to create an attractive open plan dining kitchen and separate lounge with some relatively simple layout changes, subject to any relevant consents. Upstairs, there are four reasonably evenly sized bedrooms and a further shower room w/c.

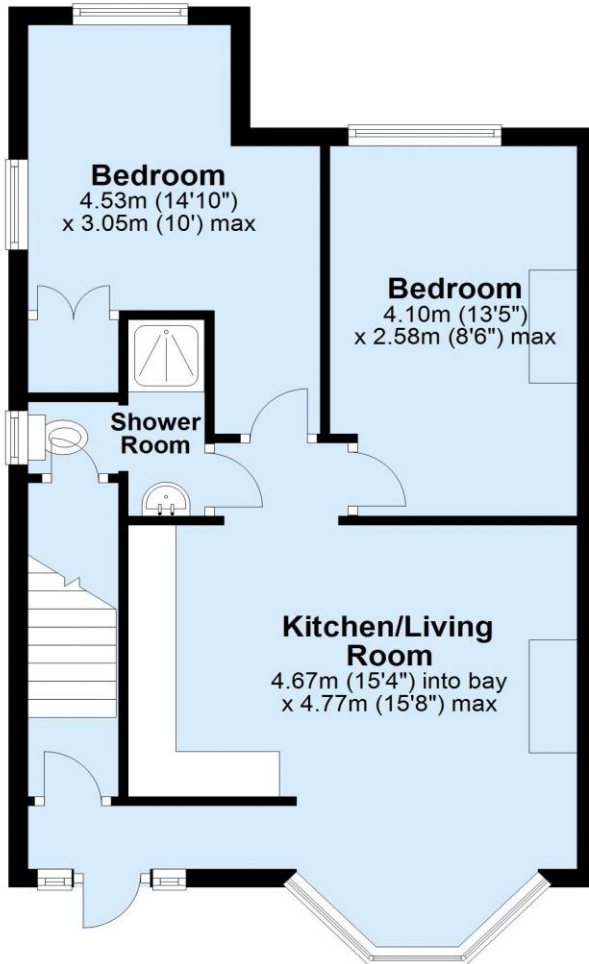
Externally, there is a garden to the front, a drive leading to a potential garage space and good-sized gardens to the rear enjoying a sunny afternoon/evening aspect. Internal viewing strongly recommend to appreciate the full potential, whether looking to convert back to a private home or continue letting the property.





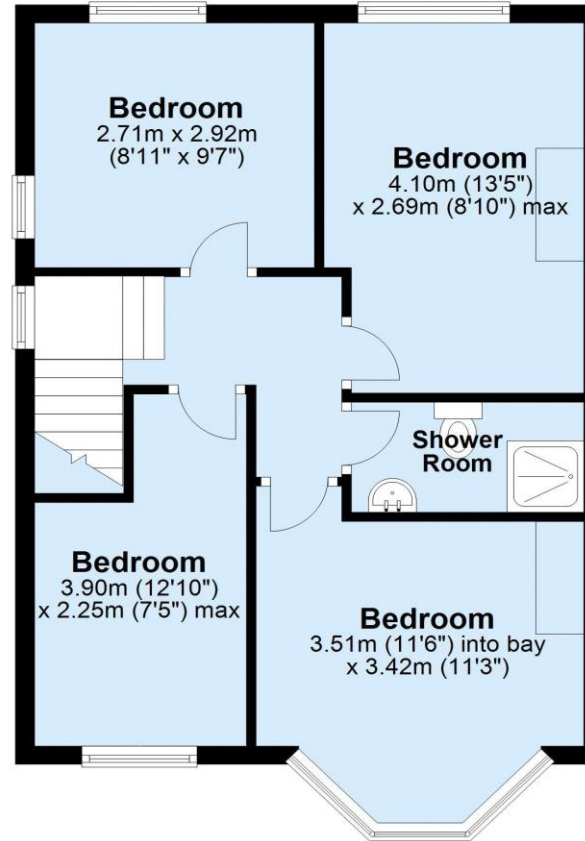
Ground Floor

Approx. 49.1 sq. metres (528.6 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Possession

Subject to tenancy

Tenure

Freehold

Council Tax Band

D

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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 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.