



£275,000 Region



- Attractive three bedroom semi
- Gardens, drive & garage
- Very close to train station & Headingley
- Ideal first home or family purchase
- Currently let until 30th June 2024
- Lots of additional potential



AN ATTRACTIVE THREE BEDROOMED SEMI-DETACHED PROPERTY WITH GARDENS, DRIVE AND GARAGE, SITUATED IN THIS CUL-DE SAC POSITION, VERY CONVENIENTLY LOCATED A FEW MINUTES WALK TO BURLEY PARK TRAIN STATION, SHOPS, CRICKET & RUGBY GROUNDS AND THE EXTENSIVE AMENITIES IN HEADINGLEY.

The property has been run as a successful residential rental for many years and is currently let to three until 30th June 2024 @ £1,170 pcm, so can be purchased as an on-going investment or converted back to a family home once vacant possession is obtained from 1st July 2024 onwards.

In brief, the accommodation comprises an entrance hall, a lounge with bay window, a modern kitchen and a dining room, currently being used as a bedroom. The kitchen and dining room must offer great potential to combine into one room providing a more modern open plan dining kitchen, subject to any relevant consents. Upstairs, there are two double bedrooms, a smaller bedroom and a bathroom w/c. Externally, there is a garden to the front, a narrow drive leading to a detached single garage and a lovely lawned rear garden.

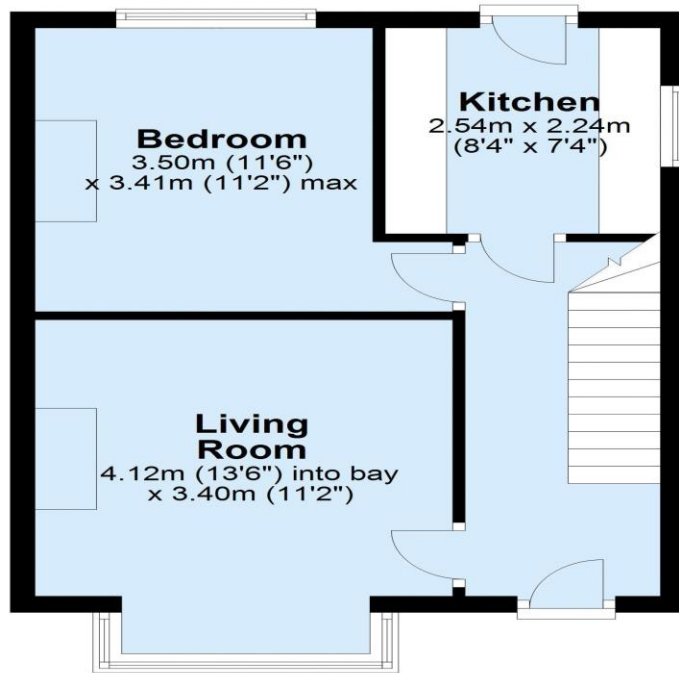
An ideal purchase for first time buyers or a family in a popular and very convenient location.





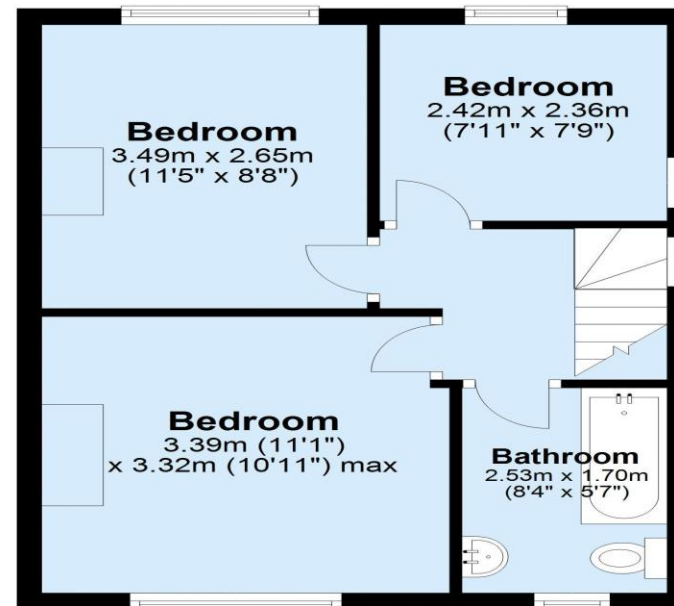
Ground Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.1 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.

Tenure

Freehold

Council Tax Band

C

Possession

Subject to tenancy

Point to note

Photos taken pre tenancy

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 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.