



- Substantial period semi-detached
- Six double bedrooms
- Prime central Headingley location
- Annualised rent of £39,900
- Close to extensive amenities
- Lots of potential!



A SUBSTANTIAL SIX DOUBLE BEDROOMED VICTORIAN SEMI-DETACHED PROPERTY SITUATED IN THE HEART OF HEADINGLEY, ON THE DOORSTEP OF EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.

The spacious accommodation currently comprises an entrance hall, a lounge and two bedrooms on the ground floor, a dining kitchen on the lower ground floor, two bedrooms and a bathroom w/c on the first floor and two further bedrooms with a shower room w/c on the top floor.

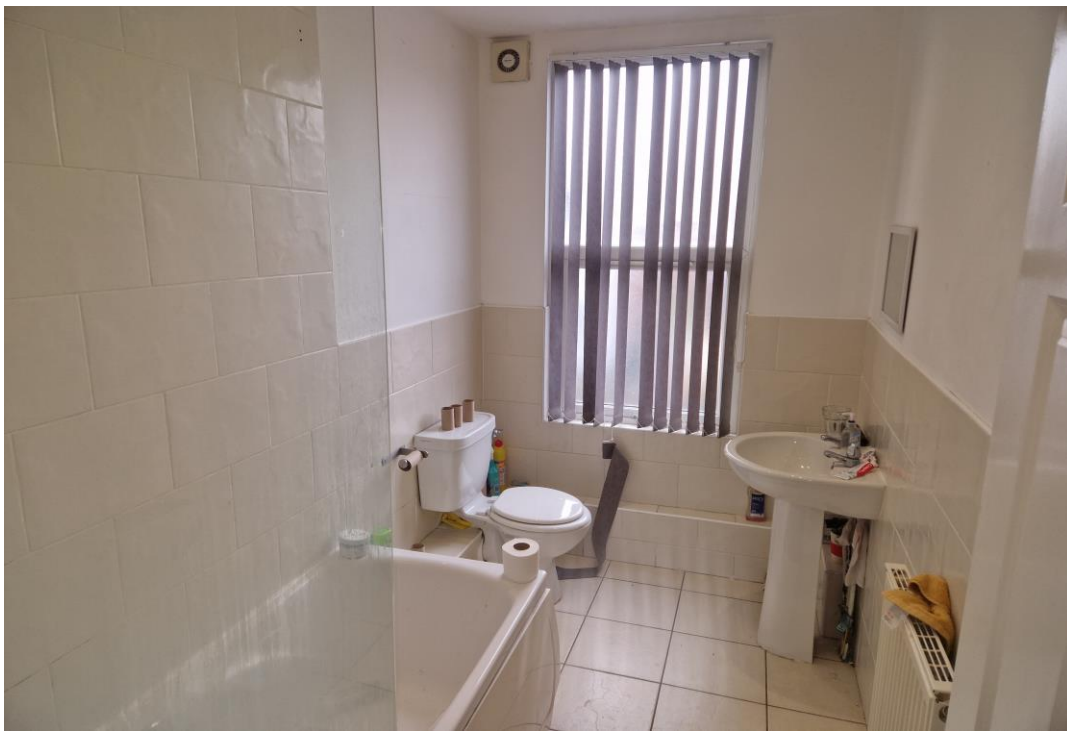
Externally there is a small garden frontage, a path to the side leading to a paved rear garden.

The property is currently let to six occupants on separate tenancies, four on rolling contracts and two until 30th June 2024. The current annualised rent is £39,900 p/a including bills. The seller has a HMO Licence until 24th July 2027.

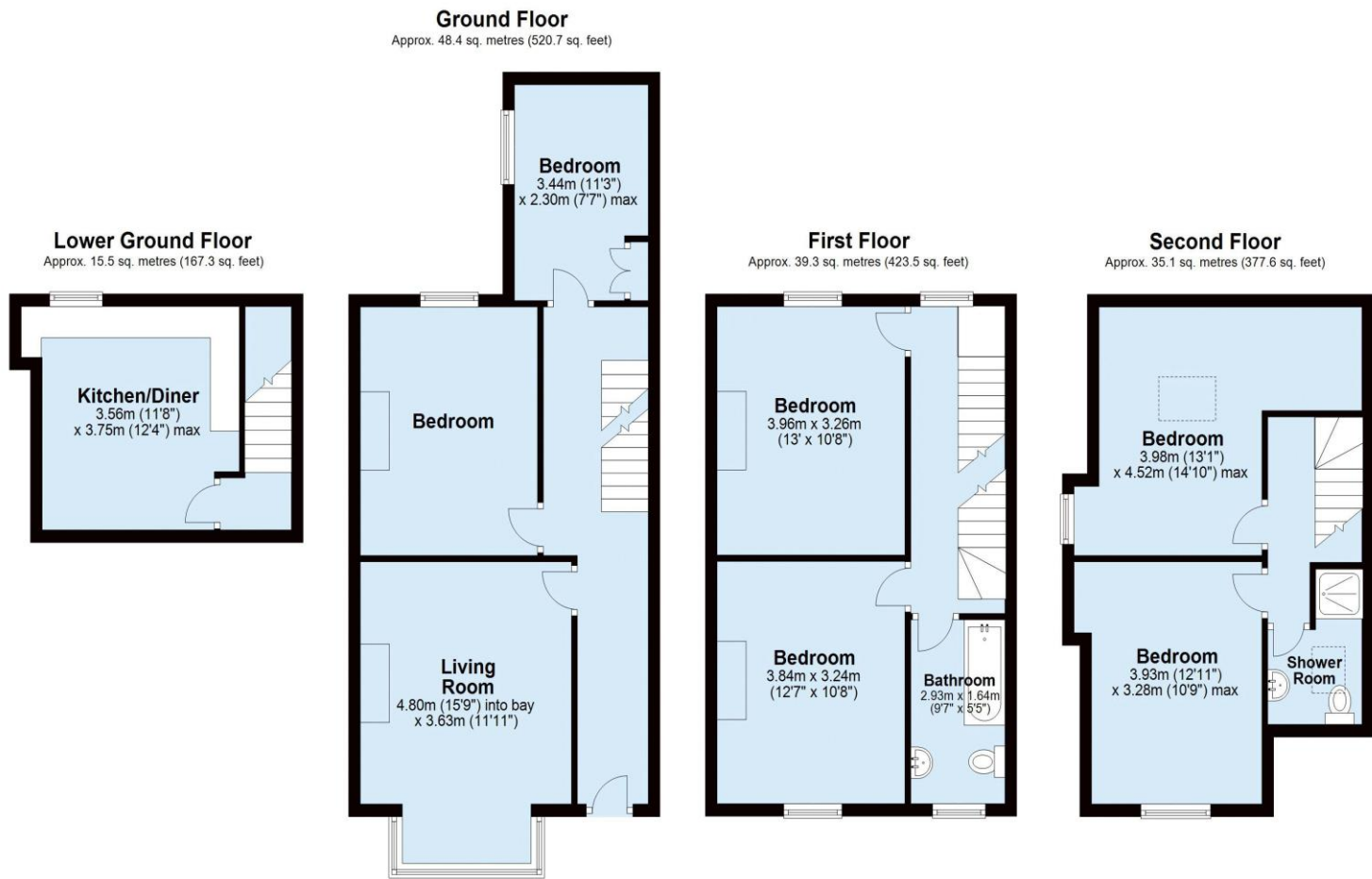
There is no lettings management tie-in, allowing buyers to self-manage or appoint their preferred agent.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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 D

Possession Subject to tenancy

Viewings

All viewings are by appointment. 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. 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.

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.

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

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.