



A WELL MAINTAINED TWO BEDROOMED MID TERRACED BACK TO BACK SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE UNIVERSITIES.

The property is let until 12th July 2024 with a gross rent of £9,300 p/a excluding bills, therefore is deal as an on-going investment purchase. The accommodation comprises a lounge and kitchen on the ground floor, a cellar, a double bedroom and spacious bathroom w/c on the first floor and a further good sized bedroom on the top floor with dormer window. Externally the property is street lined with ample on street parking. The sale is subject to the successful buying retaining the existing lettings management agent (Castlehill) for at least the remainder of the existing tenancy.

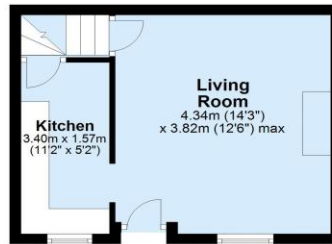
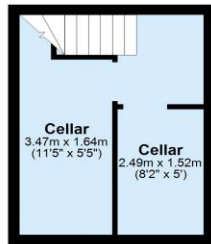




Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

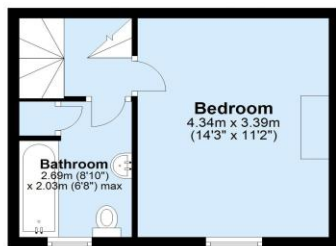
Lower Ground Floor
Approx. 14.2 sq. metres (153.0 sq. feet)

Ground Floor
Approx. 23.5 sq. metres (253.4 sq. feet)



First Floor
Approx. 23.8 sq. metres (256.5 sq. feet)

Second Floor
Approx. 15.6 sq. metres (167.7 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

A

Possession

Subject to Tenancy Agreement

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.

AML

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 and we will carry out an electronic identity check. We may also need to request photographic identification and/or proof of address.

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 website for further 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.