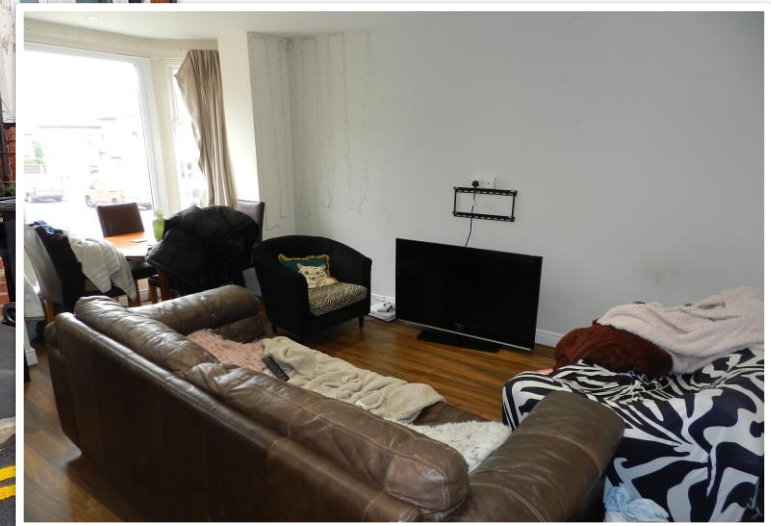




£299,950 Region



- Elevated end terrace
- Four bedrooms
- Very convenient Headingley location
- Close to Beckett's Park
- Let until 30th June 2025
- Gross rent £22,734 p/a (ex bills)



LET UNTIL 30th JUNE 2025! - AN ELEVATED FOUR BEDROOMED END BACK TO BACK, SITUATED IN CENTRAL HEADINGLEY, A SHORT WALK TO EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS WITH THE OPEN SPACES OF BECKETT'S PARK AND THE UNIVERSITY CAMPUS ALSO CLOSE BY.

The property is currently attractively let until 30th June 2024 with a gross rent of £22,796 p/a excluding bills and re-let until 30th June 2025 at £22,734 p/a excluding bills.

The sale is not subject to a lettings management tie-in, so buyers are free to self manage or appoint their preferred agent on completion.

The accommodation comprises an open plan living modern fitted kitchen, a lower ground floor bedroom and separate w/c, two first floor bedrooms and a further fourth bedroom on the top floor with dormer window and bathroom w/c.

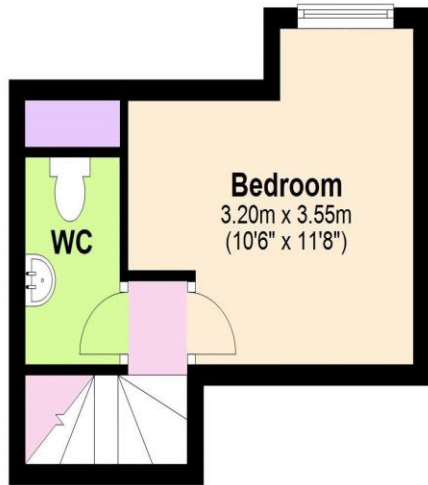
Externally, there are low maintenance gravelled corner gardens.





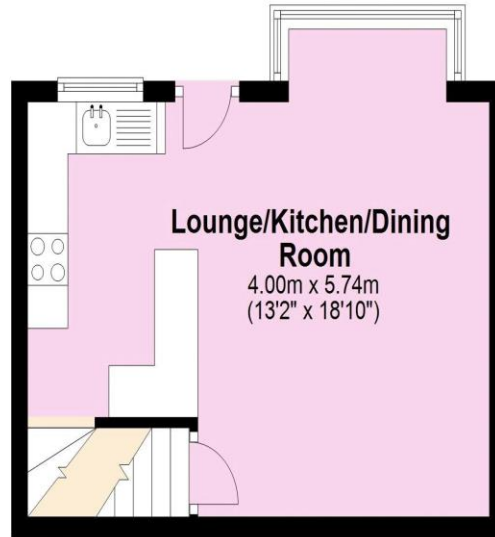
Lower Ground Floor

Approx. 15.3 sq. metres (164.3 sq. feet)



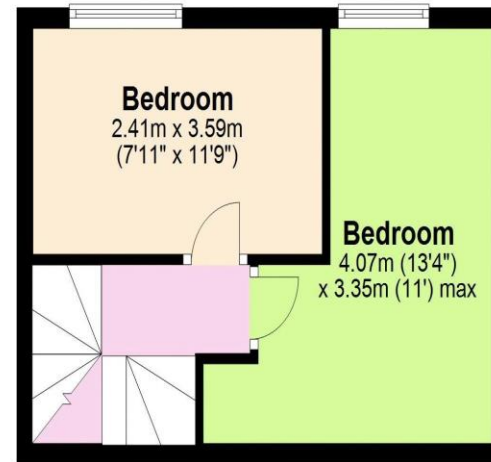
Ground Floor

Approx. 23.7 sq. metres (254.6 sq. feet)



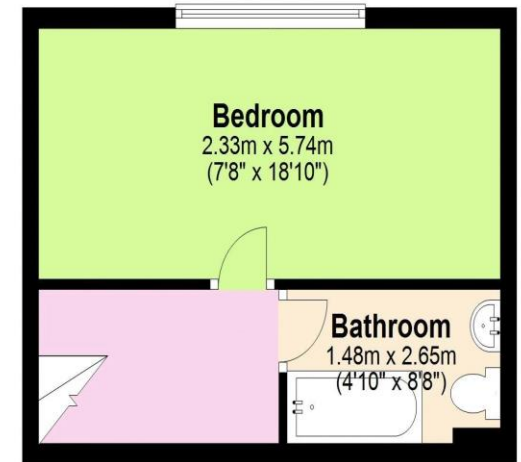
First Floor

Approx. 21.9 sq. metres (236.1 sq. feet)



Attic

Approx. 23.0 sq. metres (247.2 sq. feet)



Total area: approx. 83.8 sq. metres (902.1 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

B

Possession

Subject to the existing 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.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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.