



- Deceptively spacious terrace
- Three bedrooms, three shower room w/c's
- Prime sought-after location
- Close to universities & city centre
- Let until 30th June 2024
- Gross rent £25,097 p/a inc bills





A DECEPTIVELY SPACIOUS AND VERY WELL PRESENTED THREE BEDROOMED MID THROUGH TERRACE WITH THREE SHOWER ROOM W/C's, SITUATED IN THIS POPULAR AND VERY CONVENIENT CUL-DE-SAC LOCATION, A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION AND WITHIN EASY REACH OF THE OPEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE.

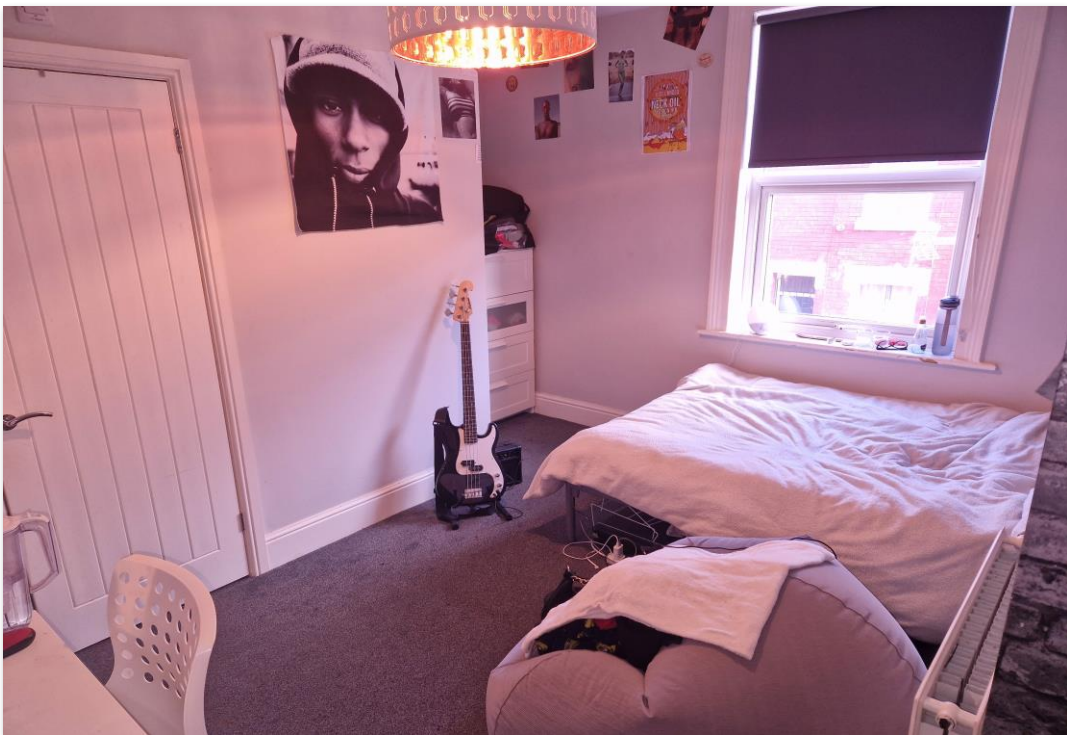
The well planned accommodation comprises an entrance hall, a lounge and a modern fitted dining kitchen on the ground floor, two good sized bedrooms on the first floor, each with an ensuite shower room w/c and a third bedrooms and separate shower room w/c on the top floor. There is also an extensive basement with rooms to the front & rear, previously used as additional accommodation, but now in need of upgrading, providing excellent scope for conversion into further living accommodation and potentially greater rental income, subject to relevant consents.

Externally the property is street lined to the front with ample on street parking and a yard to the rear. The property is currently let at an attractive rent until 30th June 2024 at £25,097 p/a including bills.

The sale is subject to the successful buyer retaining the current lettings management agent, Oasis Properties. Internal viewing strongly recommended!



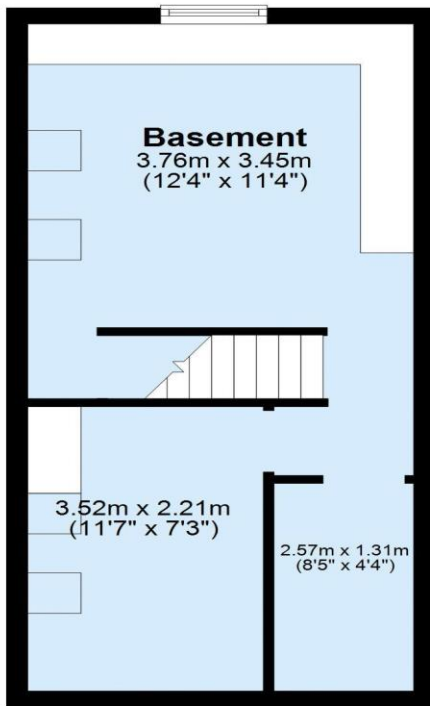




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

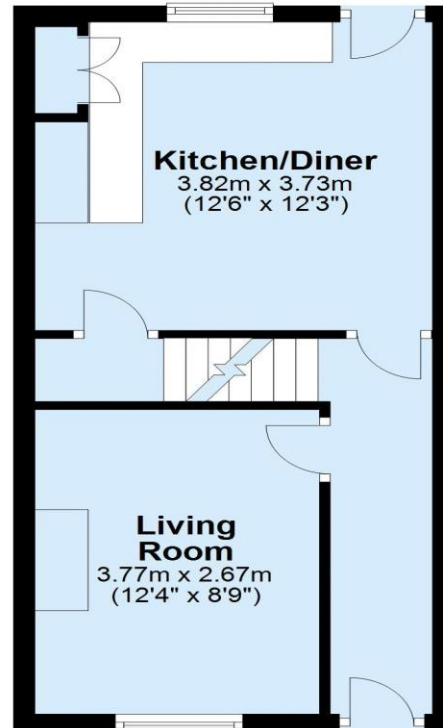
## Lower Ground Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



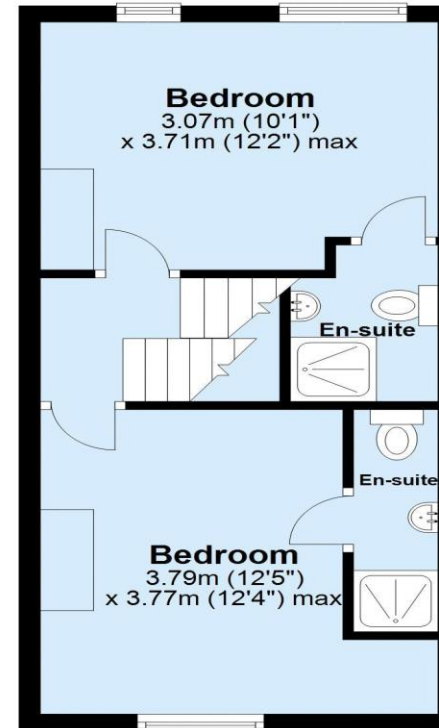
## Ground Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



## Second Floor

Approx. 20.7 sq. metres (222.7 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** B **Possession** Subject to existing tenancy  
**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.

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

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.