



- Spacious & characterful terrace
- Two double bedrooms
- Useful basement with conversion potential
- Close to lots of amenities & train station
- Lots of scope to further improve
- EPC Rating - D



A CHARACTERFUL TWO BEDROOMED BACK TO BACK TERRACE, SITUATED IN THIS VERY POPULAR AND HIGHLY CONVENIENT LOCATION, CLOSE TO LOTS OF AMENITIES INCLUDING KIRKSTALL SPORTS AND MEDICAL CENTRES, HEADINGLEY TRAIN STATION, SHOPS, THE PICTURESQUE KIRKSTALL ABBEY AND EASY ACCESS INTO LEEDS CITY CENTRE.

The property is currently let until 26th September 2024 @ £795pcm, therefore ideal for continued investment but perhaps more appealing to private buyers once vacant possession is obtained, providing the opportunity for prospective buyers to further improve to their own tastes and standards.

Enjoying an elevated outlook, the well-maintained gas centrally heated property comprises a lounge and kitchen on the ground floor, a basement with separate w/c, providing very useful storage but must also offer excellent scope for conversion, subject to relevant consents. On the first floor, there is a large double bedroom with a period fireplace, a spacious bathroom w/c and a further double bedroom on the top floor and a small room off the landing with a wash basin.

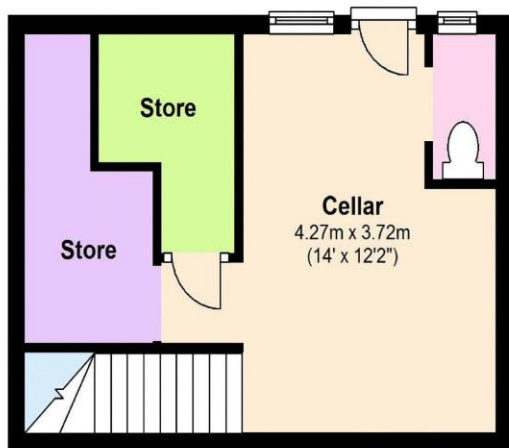
Externally there is a low maintenance front garden and additional access to the basement.





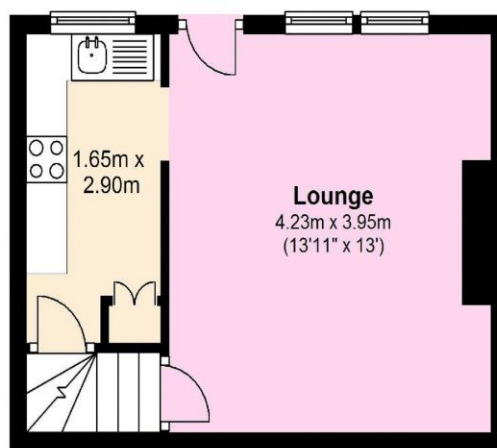
Cellar

Approx. 27.2 sq. metres (292.8 sq. feet)



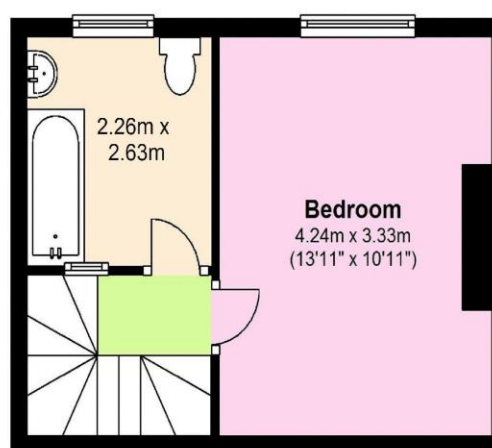
Ground Floor

Approx. 23.5 sq. metres (252.6 sq. feet)



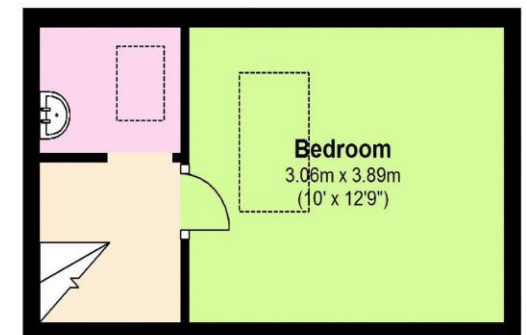
First Floor

Approx. 24.6 sq. metres (264.7 sq. feet)



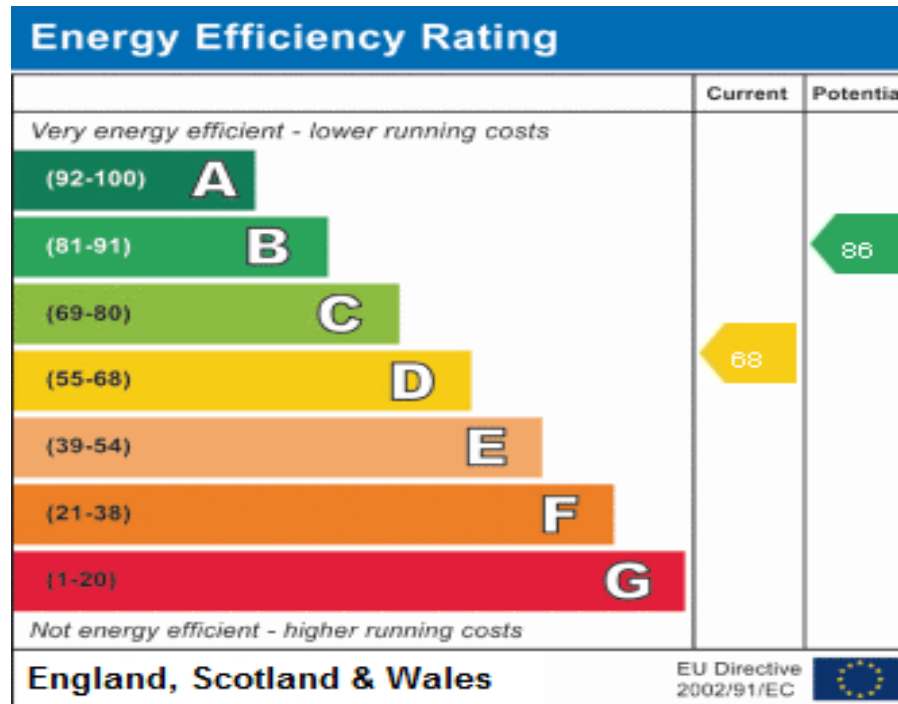
Attic

Approx. 17.7 sq. metres (190.4 sq. feet)



Total area: approx. 93.0 sq. metres (1000.5 sq. feet)

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



Tenure

Freehold

Council Tax Band

A

Possession

Subject to current 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](http://www.leeds.gov.uk) 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.