



£445,000 Region



- Well presented terrace
- 7 bedrooms, 3 bath/shower rooms w/c's
- Leafy central Headingley location
- Close to train station & extensive amenities
- Let until 30th June 2027
- Gross rent circa £40,343 p/a ex bills



LET UNTIL 30TH JUNE 2027 - A WELL PRESENTED AND MAINTAINED SEVEN BEDROOMED MID TERRACED PROPERTY STANDING IN THIS ATTRACTIVE LEAFY CRESCENT IN ONE OF NORTH LEEDS MANY CONSERVATION AREAS, VERY CONVENIENTLY SITUATED JUST A FEW MINUTES WALK TO THE CRICKET & RUGBY GROUNDS, TRAIN STATION, EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

The property is let until 30th June 2026 at £44,712 p/a which we understand includes cleaning and contents insurance at circa £4,000 p/a and re-let from the 1st July 2026 until 30th June 2027 at £44,347 p/a which we understand also includes circa £4,000 cleaning and contents insurance. The generously proportioned accommodation comprises an entrance hall, an impressive open plan lounge and modern dining kitchen and bedroom on the ground floor, a bedroom, utility area and shower room w/c on the lower ground floor, three first floor bedrooms and two further shower room w/c's and two more bedrooms on the top floor.

Externally, there is an enclosed front garden, a yard to the rear and on street permit parking. The seller has a HMO Licence until 22nd June 2027 and the property has a lawful use certificate for a 7 bedroomed Sui Generis HMO. The sale is subject to the successful buyer retaining the current lettings management agent, Oasis Properties, for at least the remainder of the agreed tenancy.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure Freehold
Council Tax Band D
Possession Subject to existing tenancies

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend a mortgage broker along with other property professionals.

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. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

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://www.leeds.gov.uk) website for more information.

Rent Reform Act

The Rent Reform Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property



Disclaimer

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice. None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain.

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