



£339,950 Region



- Very well managed & presented terrace
- Six bedrooms, shower room and bathroom
- Close to shops, train station and Headingley
- Ideal investment purchase
- Net rent circa £27,900 p/a
- Viewing strongly recommended



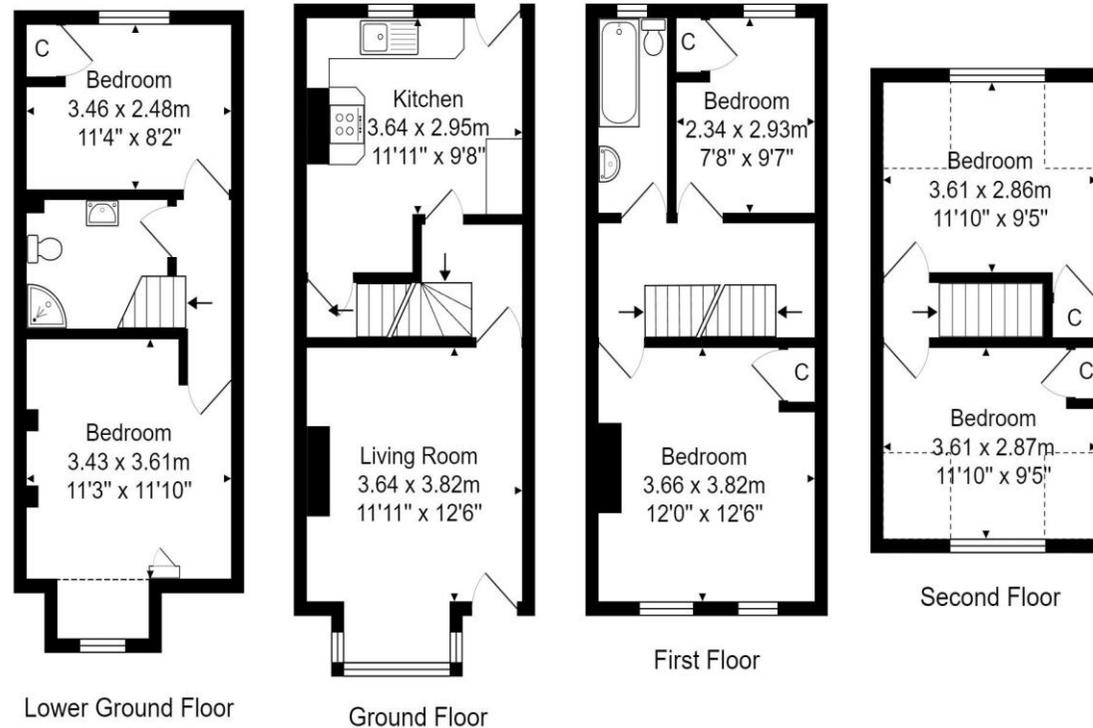
AN EXCEPTIONALLY WELL MANAGED AND MAINTAINED SIX BEDROOMED TERRACE, SITUATED IN THIS HIGHLY CONVENIENT LOCATION, A SHORT WALK TO BURLEY PARK TRAIN STATION, THE CRICKET GROUND AND THE EXTENSIVE AMENITIES IN HEADINGLEY, WITH THE CITY CENTRE AND THE VARIOUS UNIVERISTY CAMPUS' ALL WITHIN EASY REACH.

The property is let on individual tenancies most on rolling contracts and one on a fixed contract until May 2025, generating a total annualised rent roll of £34,680 including bills. (The seller estimates the net rent less bills and a fortnightly cleaner is circa £27,900 - producing an attractive yield of circa 8.2%). The property is therefore ideally suited to continued investment, although could be converted back to a private home if required, subject to vacant possession negotiations. NEW GAS BOILER FITTED NOVEMBER 2024.

The well planned accommodation comprises a lounge and modern fitted kitchen on the ground floor, two lower ground floor bedrooms and a shower room w/c, two first floor bedrooms and a bathroom w/c and two further bedrooms on the top floor. Externally there are neatly maintained gardens to the front and rear. The seller has a HMO Licence until 1st June 2027 and a certificate of lawful use for C4 HMO planning. The property was re-roofed in 2019. There is no lettings management tie in, allowing buyers to self-manage or appoint their preferred agent. Internal viewing strongly recommended.







Tenure

Freehold

Council Tax Band

C

Possession

Subject to tenancies.

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.

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://Leeds City Council website) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

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