



Offers in Excess of £140,000 Region



- Spacious End back to Back
- Two Double Bedrooms
- Let at £850 PCM until 4th September 2026
- Potential for Uplift in Rent!
- Being Sold As An On-Going Concern
- Central heating & double glazing



**A SPACIOUS, GAS CENTRALLY HEATED AND UPVC DOUBLE GLAZED TWO BEDROOMED END BACK TO BACK, SITUATED IN THIS VERY CONVENIENT LETTING LOCATION, A SHORT WALK TO LOCAL SHOPS AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE UNIVERSITIES.**

The property is let until 4th September 2026 and generating a monthly rental figure of £850 excluding bills, and being sold as an ongoing concern.

The sensibly priced accommodation must offer excellent potential to uplift future rents following a refurbishment. Buyers may also want to consider utilising some of the bedroom space on the top floor, creating an ensuite shower room & wc, lifting rents further (subject to relevant consents).

In brief it comprises a lounge and kitchen on the ground floor, a cellar, a double bedroom and spacious bathroom w/c on the first floor and a further larger than average bedroom on the top floor. Externally the property is street lined with ample on street parking.

An attractive investment opportunity for all discerning investors!

The sale is subject to the successful buying retaining the existing lettings management agent (Castlehill) for at least the remainder of the existing tenancy.





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

<b>Tenure</b>	Freehold
<b>Council Tax Band</b>	A
<b>Possession</b>	The property is being sold subject to the existing tenancy agreements.
<b>To Note</b>	Photographs taken pre tenancy.
<b>Offer procedure</b>	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.
<b>Rent Reform Act</b>	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.
<b>Article 4 Direction</b>	This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the <a href="#">Leeds City Council</a> website for more information.
<b>Disclaimer</b>	All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice.

### Anti Money Laundering

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.

### 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

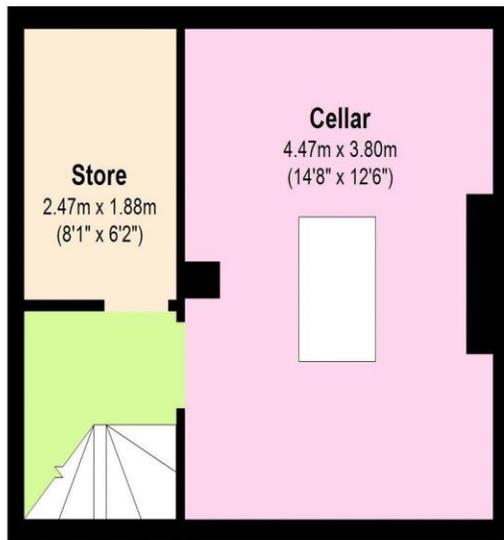
If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

### (HMO)

This property is in an Article 4 direction area which relates to **House in Multiple Occupation**. Please see the [Leeds City Council](http://www.leeds.gov.uk) website for more information.

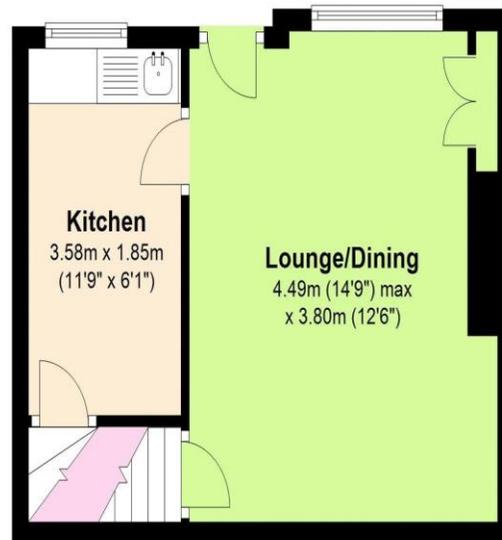
## Cellar

Approx. 25.8 sq. metres (278.0 sq. feet)



## Ground Floor

Approx. 25.7 sq. metres (276.9 sq. feet)



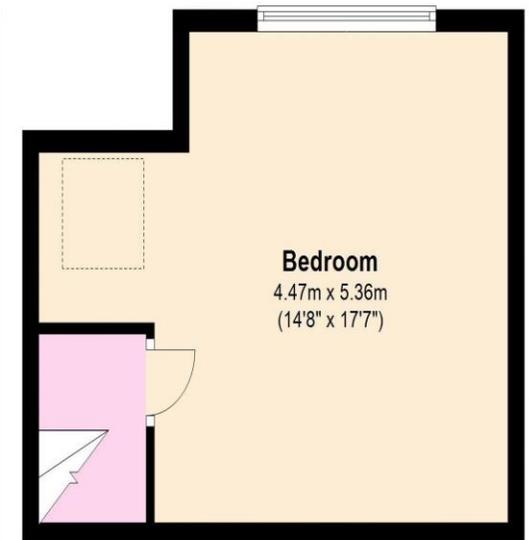
## First Floor

Approx. 25.9 sq. metres (278.5 sq. feet)



## Attic

Approx. 23.8 sq. metres (256.2 sq. feet)



Total area: approx. 101.2 sq. metres (1089.5 sq. feet)

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

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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