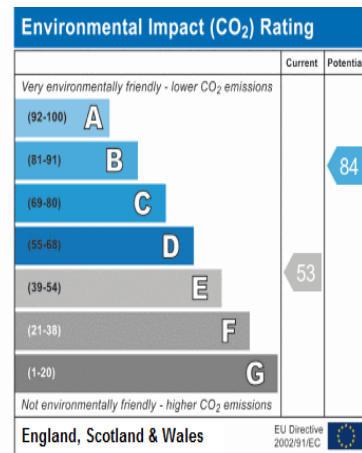
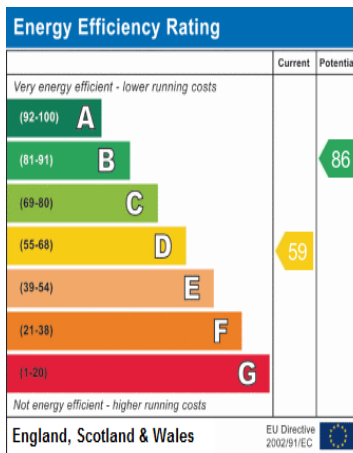




We have been instructed by the Vendors to request all best & final offers by 12.00 Noon on FRIDAY 30TH OCTOBER 2020.

BEING SOLD AS AN ON-GOING CONCERN - A PRIME HYDE PARK LOCATION! TWO BEDROOMED MID BACK TO BACK. CLOSE TO UNIVERSITY. A WELL PRESENTED two bedroom back to back property with gas central heating and UPVC double glazing located in this highly popular Hyde Park location, just behind the famous Hyde Park cinema! Having a modern kitchen and fully tiled bathroom with spacious interior, it is currently let until 30th June 2021 at £803.99pcm (Inclusive of gas, electric water & contents insurance) - A great opportunity for any discerning investor! In brief the property comprises; lounge, kitchen, two generous double bedrooms, top floor dormer window, bathroom/WC and good size cellar offering potential for further living accommodation (subject to necessary consents). The property is hard wired for smoke alarms.





Cellar

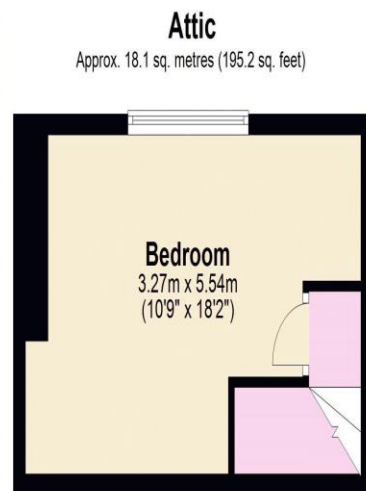
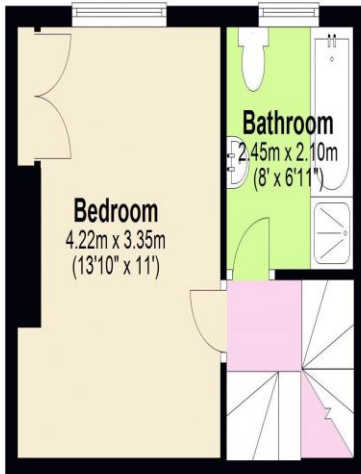
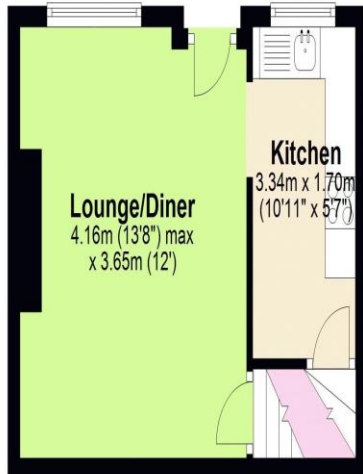
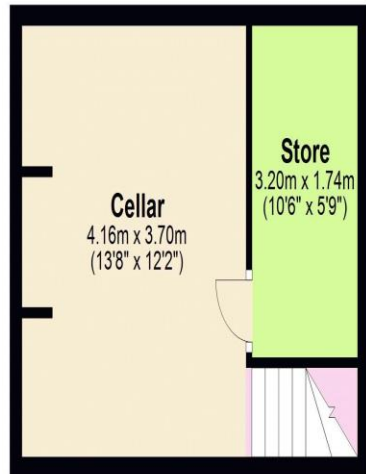
Approx. 23.0 sq. metres (248.1 sq. feet)

Ground Floor

Approx. 23.1 sq. metres (248.5 sq. feet)

First Floor

Approx. 23.5 sq. metres (253.0 sq. feet)



Total area: approx. 87.8 sq. metres (944.7 sq. feet)

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

Location

Travelling from Headingley on Cardigan Road, turn left onto Brudenell Road, right onto Meadow View, left onto Pearson Grove, Elizabeth Street is on the right.

Council Tax Band

A

Tenure

Freehold

Possession

Subject to existing tenancy agreement. Vacant possession 1st July 2021.

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.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property