

254, Cardigan Road, Leeds  
LS6 1QL



£350,000 Region

- Six bed roomed terrace
- Four shower rooms & w/c's
- Close to universities & city centre
- Well maintained spacious accommodation
- LET UNTIL 30th JUNE 2026
- Lots of potential!



**NOW RE-LET FROM 1ST SEPTEMBER 2025 UNTIL 30TH JUNE 2026 TO FOUR PEOPLE AT CIRCA £20,800 EXCLUDING BILLS. A WELL MAINTAINED AND PRESENTED SIX BEDROOMED MID TERRACE WITH FOUR SHOWER ROOMS AND W/C'S, SITUATED IN THIS POPULAR AND CONVENIENT LOCATION, WITHIN EASY REACH OF LEEDS CITY CENTRE, THE UNIVERSITIES, CLOSE TO LOCAL SHOPS AND TRAIN STATION.**

The spacious accommodation comprises an entrance vestibule with stained glass lights, an entrance hall, a lounge, bedroom and good sized modern kitchen on the ground floor, a basement, three bedrooms, one with an en-suite shower room w/c and a separate shower room w/c's on the first floor and two further bedrooms on the top floor, both with an en-suite shower room w/c.

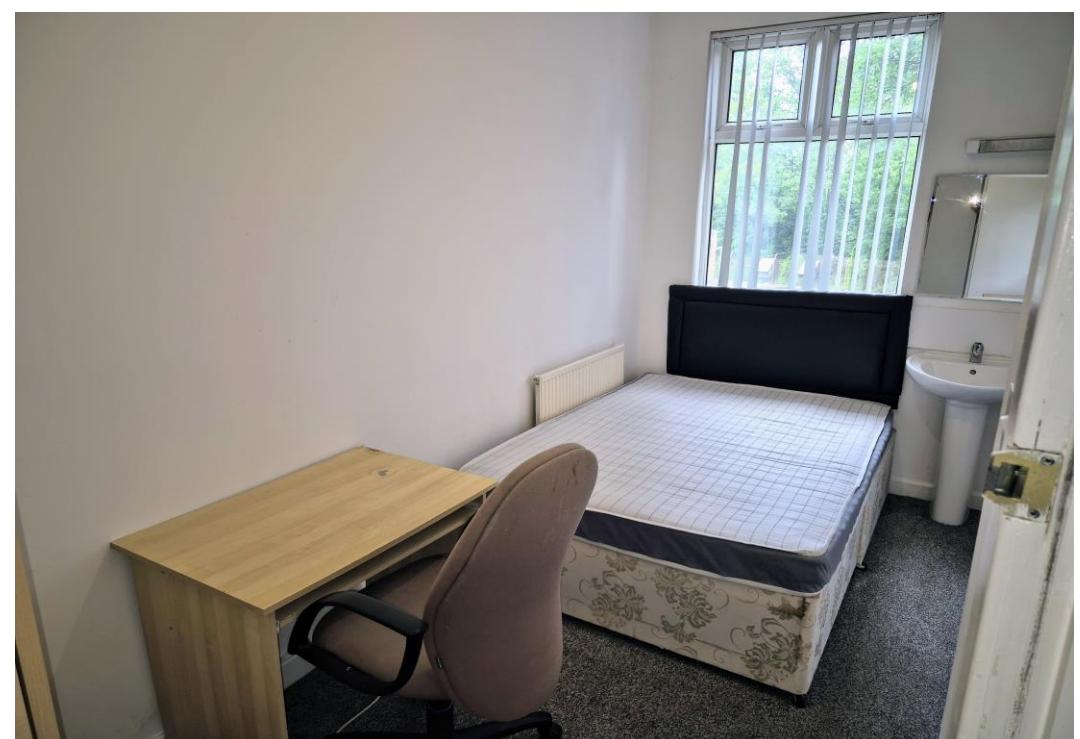
Externally, there is a paved front garden enclosed by mature hedging and a yard to the rear.

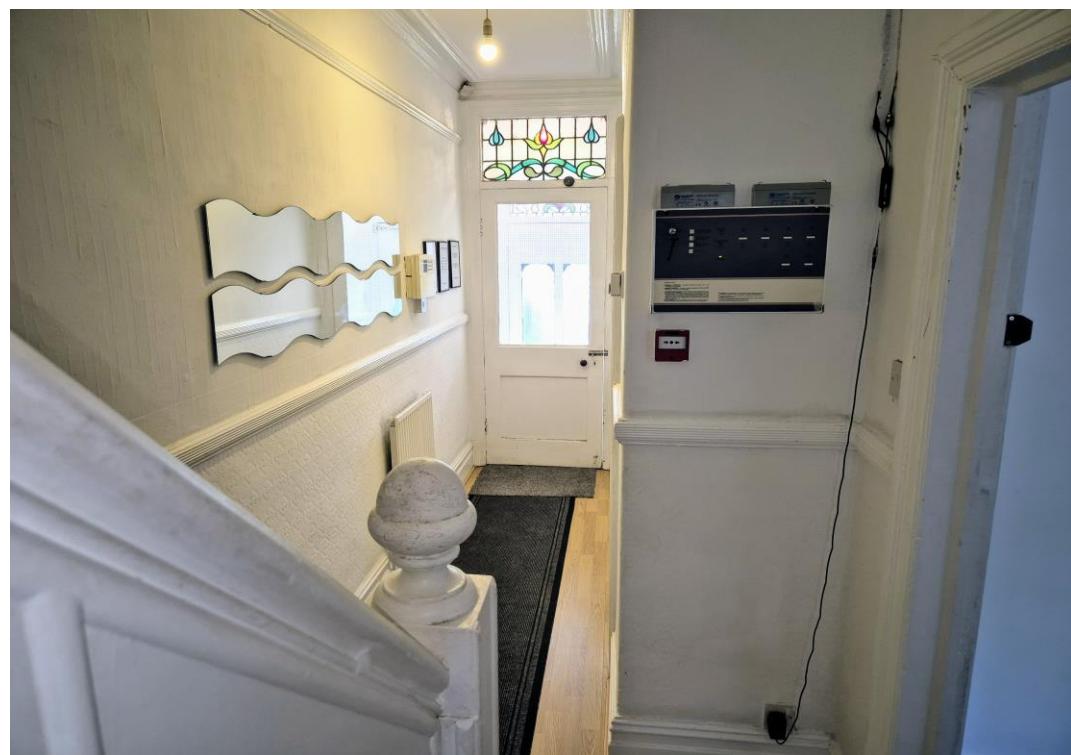
Parking is available on nearby streets.

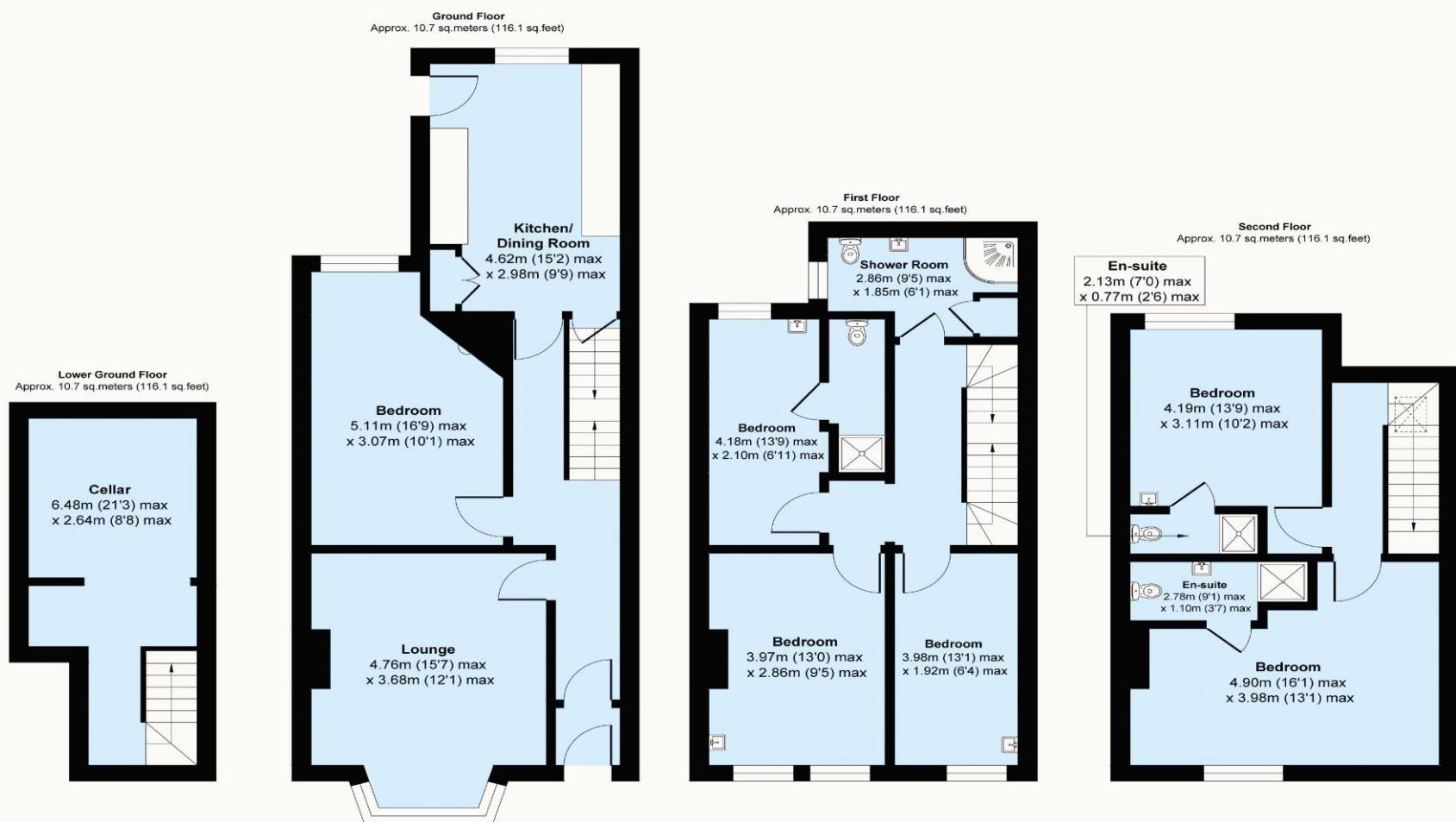
Rent potential for 26/27 in excess of £30,000 p/a!

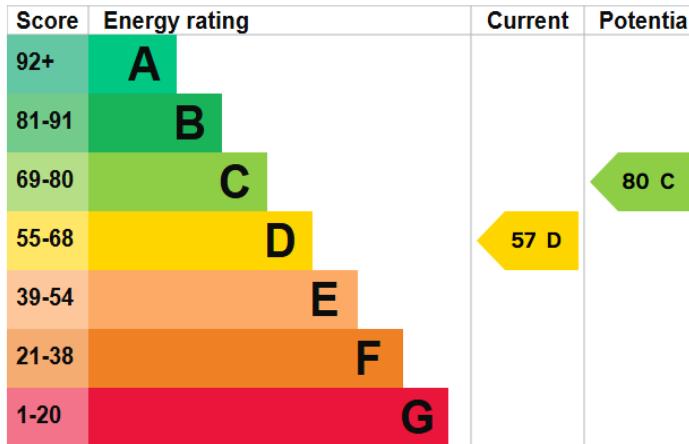
Internal inspection recommended of this well maintained property.











**Tenure** Freehold

**Council Tax Band** C

**Possession** Subject to tenancies

#### **Viewings**

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

#### **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.

#### **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.

#### **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](#) website for more information.

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.