



- Well Maintained Semi-Detached
- Four Bedrooms, Kitchen & Two Reception Rooms
- Central Headingley
- Off Street Parking & Lovely Garden
- Let until 30th June 2022
- Gross Rent £18,287 p/a



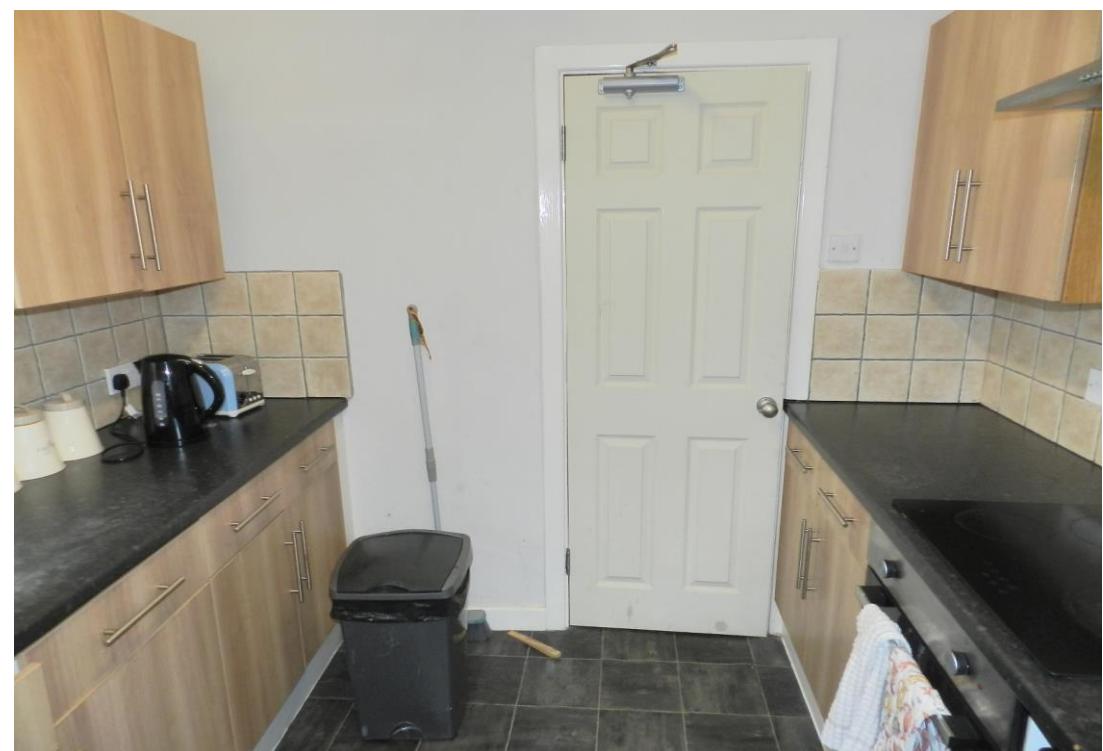
VIRTUAL TOUR AVAILABLE ON REQUEST

A WELL PRESENTED FOUR BEDROOM SEMI-DETACHED PROPERTY WITH A LOVELY ENCLOSED REAR GARDEN, LET UNTIL 30th JUNE 2022, SITUATED IN THIS PRIME POSITION IN CENTRAL HEADINGLEY, JUST A FEW MINUTES WALK TO EXTENSIVE AMENITIES, THE CRICKET GROUND AND WITHIN EASY REACH OF THE UNIVERSITIES AND CITY CENTRE.

The property is currently let to four occupants until 30th June 2021 @ £19,119 including bills and re-let until 30th June 2022 @ £18,287 p/a excluding bills.

The well maintained accommodation comprises an entrance hall, lounge, modern kitchen and a dining room which is currently set up as a fifth bedroom and upstairs, a four bedrooms and a bathroom w/c. The dining room offers potential for letting to five, although a second w/c and possibly other requirements would be needed to meet minimum licensing requirements. There is also the possibility of opening up the kitchen and dining room to create an attractive modern open plan dining kitchen, subject to the usual consents. Externally there is a drive for off street parking and a lovely enclosed rear garden bordered by mature hedging and trees.

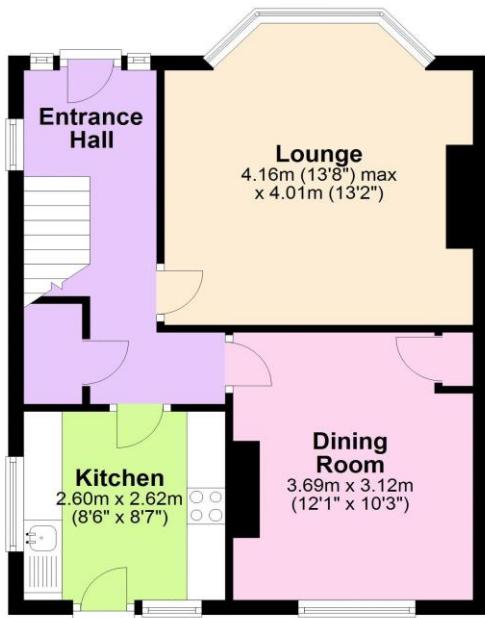
The sale is subject to the buyer retaining the current lettings management until at least the end of the agreed tenancies.





Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)

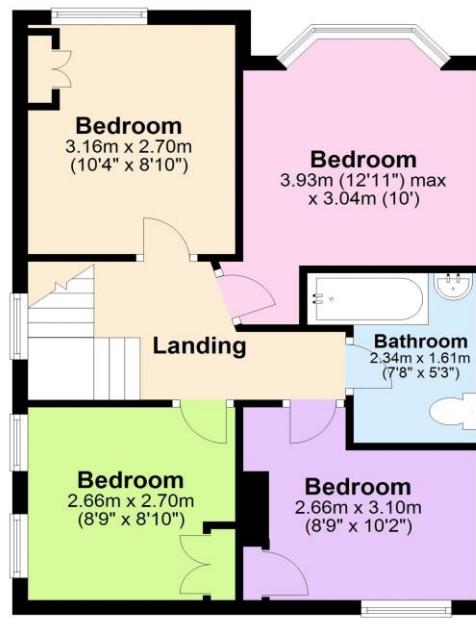


Total area: approx. 88.6 sq. metres (954.0 sq. feet)

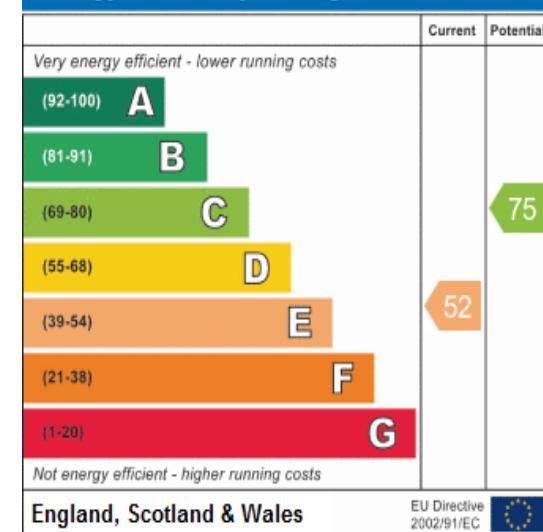
Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

First Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



Energy Efficiency Rating



LOCATION

Travelling from Headingley on North Lane, Ash Road is on the right.

Council Tax Band C

TENURE

Freehold. This property is in an Article 4 area and is being let as a House in Multiple Occupation (HMO). HMO's are subject to C4 or Sui Generis planning class use. A HMO constitutes a property let to at least 3 unrelated persons. If the property requires a HMO Licence (currently a property let to 5 or more unrelated occupants) then landlords/owners have to ensure the property complies with various criteria including specific fire protection, health & safety standards and minimum room sizes. We understand rooms not meeting the minimum sizes and/or the property is not deemed 'reasonably suitable' for the number of occupiers, could lead to HMO Licences not being granted. Buyers are strongly advised to consult Leeds City Council for HMO advice & guidelines. Useful links - Conditions for licensed HMOs - HMO Licensing - HMOs Article 4 direction - HMOs.

POSSESSION

Subject to the existing tenancy agreements. The property is currently let to four occupants until 30th June 2021 @ £19,119 including bills and re-let until 30th June 2022 @ £18,287 p/a excluding bills.

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence 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.

Management Clause

There is a third party agent involved with the letting of this property. The sale is subject to the buyer retaining the current lettings management until at least the end of the agreed tenancies. 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. They do not constitute an offer or contract.

Intending purchasers must rely upon their own inspection of the property.



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