



- Lovely characterful terrace
- Four double bedrooms
- Ideal home or investment
- Attractive leafy location
- Close to Universities & Leeds city centre
- No chain, viewing recommended!



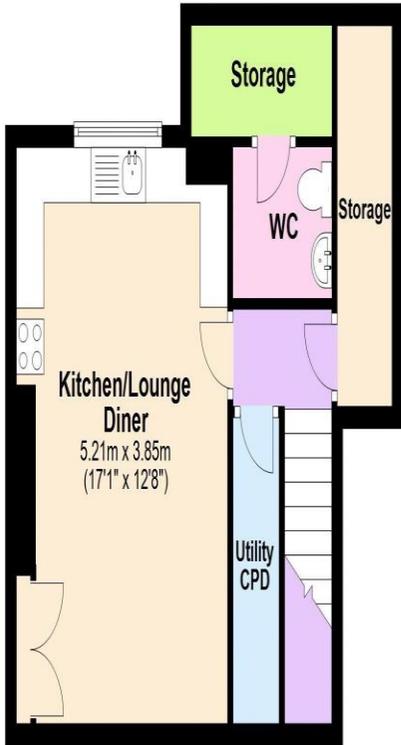
A WONDERFULLY CHARACTERFUL AND SPACIOUS FOUR BEDROOMED BACK TO BACK RETAINING MANY ORIGINAL PERIOD FEATURES, SITUATED IN ONE OF NORTH LEEDS' MANY LEAFY CONSERVATION AREAS, IN AN INCREASINGLY SOUGHT-AFTER AND VERY CONVEINENT LOCATION, A SHORT WALK TO THE MAIN UNIVERSITY SITES, LEEDS CITY CENTRE AND THE MEANWOOD VALLEY TRAIL, A SEVEN MILE OFF ROAD WALK FROM WOODHOUSE RIDGE, THROUGH TO MEANWOOD AND GOLDEN ACRE PARK BEYOND. The current owners have run the property as a very successful rental for many years and have a lawful use certificate for HMO letting, so it would suit like minded investors, however as the property is now available with vacant possession, it will also suit private buyers looking for a characterful home where perhaps the ground floor bedroom would be turned back into a lounge, providing a lovely three bedroomed home with a separate dining kitchen. The well planned accommodation comprises on the ground floor, an entrance hall with original stripped wood balustrade and a bedroom/lounge with feature marble fireplace, ceiling coving and picture rail. On the stairs down to the lower ground floor there is a useful side door exiting into a covered ginnel running down the side of the property. The open plan lounge/kitchen is located on the lower ground floor with a small under stairs utility cupboard and a separate w/c. There are a number 'hidden' cupboards adding to the property's charm and character. Upstairs on the first floor, there is the lovely master bedroom with fire place & ceiling coving and a very generous bathroom w/c with a corner bath and separate shower enclosure. On the top floor, there are two further double bedrooms both with dormer & velux windows providing lots of light. Externally, the property has a shared path leading to the elevated front door and an enclosed lawned garden bordered by mature hedging & planting. Ample on street parking is available on a permit basis. Internal viewing is essential to fully appreciate this well cared for, characterful & individual home or investment.





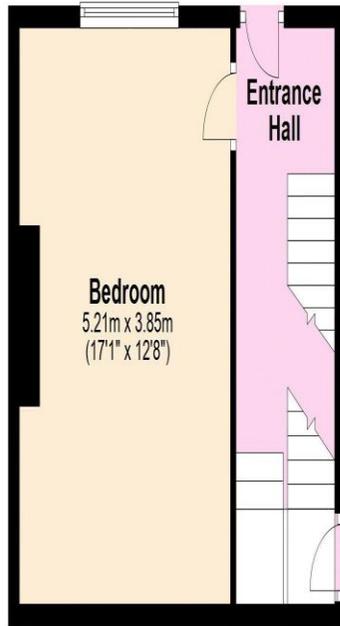
Lower Ground Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



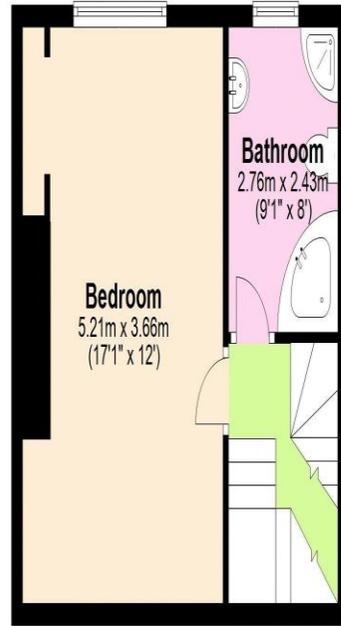
Ground Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



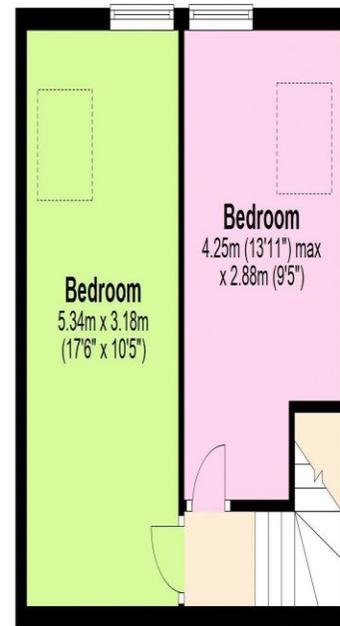
First Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



Attic

Approx. 32.7 sq. metres (351.9 sq. feet)



Total area: approx. 130.4 sq. metres (1404.0 sq. feet)

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

Tenure
Freehold
Council Tax Band
A

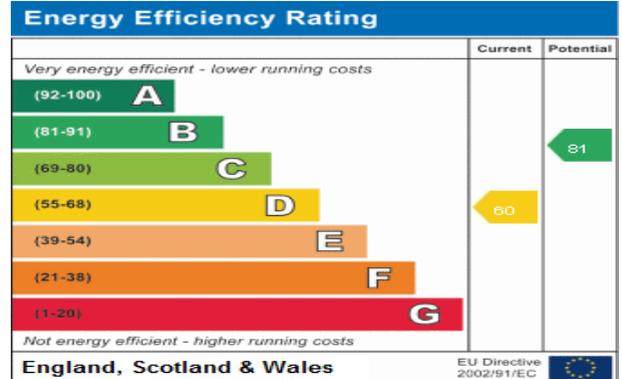
Possession
Vacant possession on completion.

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 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 Licencing](#) - [HMOs Article 4 direction](#) - [HMOs](#).



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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