



- Smart two bedroom end terrace
- Two double bedrooms
- Two shower room w/c's
- Modern open plan living kitchen
- Let until July 2025
- Gross rent £14,560 p/a ex bills



A WELL PRESENTED TWO BEDROOMED END BACK TO BACK WITH EACH BEDROOM HAVING ITS OWN SHOWER ROOM W/C, LET UNTIL SUMMER 2025, IDEAL AS AN ON-GOING INVESTMENT PURCHASE, SITUATED IN THIS CONVENIENT LOCATION, WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.

The property is currently let at an attractive rent of £14,560 p/a excluding bills from the 19th July 2024 until 16th July 2025.

The stylish and well planned accommodation comprises an open plan modern fitted living kitchen, a lower ground floor utility room and useful storage area, a double bedroom and shower room w/c on the first floor and a further double bedroom with a large dormer window and an en-suite shower room on the top floor. The property is street lined with ample on street parking. There is no lettings management tie in, allowing buyers to self-manage or appoint their preferred agent.

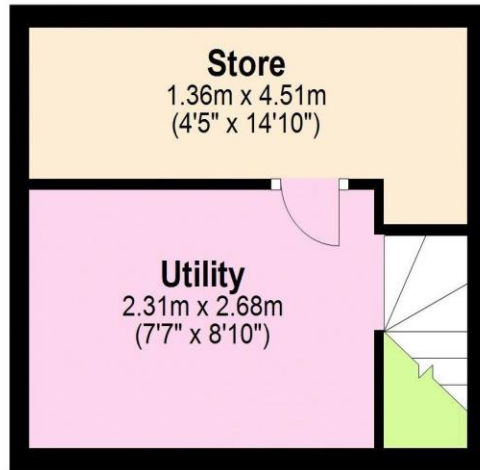
Internal viewing strongly advised.





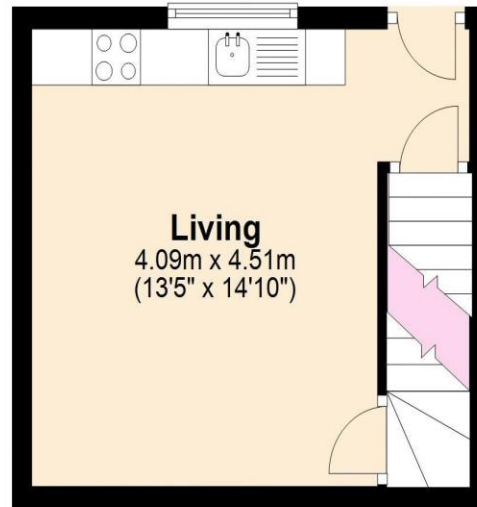
Cellar

Approx. 14.8 sq. metres (159.4 sq. feet)



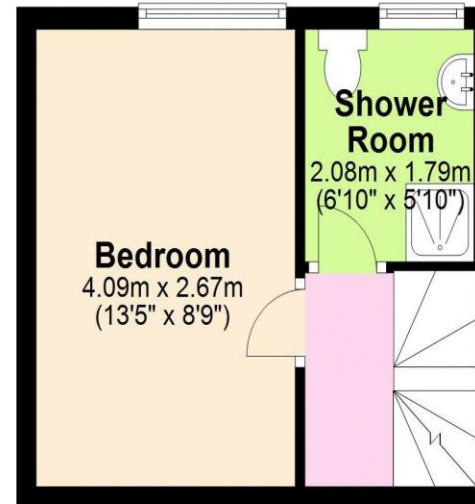
Ground Floor

Approx. 18.5 sq. metres (198.8 sq. feet)



First Floor

Approx. 18.2 sq. metres (196.2 sq. feet)



Attic

Approx. 18.3 sq. metres (196.6 sq. feet)



Total area: approx. 69.8 sq. metres (751.0 sq. feet)

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

Possession

Subject to Tenancy Agreement

Tenure

Freehold

Council Tax Band

A

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

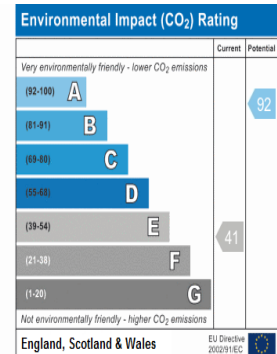
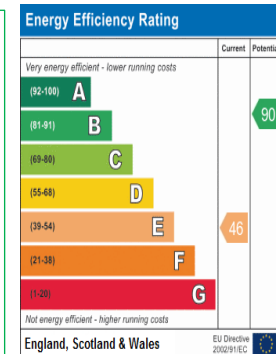
All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

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. They do not constitute an offer or contract.
Intending purchasers must rely upon their own inspection of the property.