



BELLE VUE ROAD,
LEEDS, LS3 1HG
£779,000

9 Bedroom House



This is one of the most impressive, and majestic, STUDENT properties in the area. Having NINE BEDROOMS within the house (SUI GENERIS HMO, not Article 4) and a separately let GARAGE unit to the rear, situated only a few minutes' walk from Leeds University campus. The property has been renovated and is in GOOD CONDITION throughout, having significantly LARGER THAN AVERAGE ROOMS with beautiful HIGH CEILINGS offering students one of the best off-street accommodation lifestyles in Leeds. Externally, the property stands 'head and shoulders' above its neighbours having a number of ornate features to the façade, including a tall decorative gable above the attic bedroom, ornate corbels beneath the eaves and double storey bays from lower ground to ground floor with stone cills, heads and mullions. The property has been let for the past 3 years to the same students and is now being advertised at £52,000 per annum. The seller would like to retain the use of the garage for at least 12 months at rent of £8,000 per annum by way of a lease or licence. The rents are net of utility costs. The freehold is offered for sale with all landlord's fixtures, fittings and furnishings.

LOWER GROUND FLOOR

Entrance Hall

From the rear of the property and having stairs off to the ground floor accommodation.

Bedroom 1

With an aspect to the rear.

Dining Kitchen

To the front, having a bay window, and being extensively fitted with base and wall units, fridges, freezers, dishwasher, etc.

Separate WC/Utility Room

GROUND FLOOR

Hallway With an entrance from the front garden and having stairs up to the first floor and down to the lower ground floor.

Communal Lounge

Having a large bay to the front and an original, ornate, centre ceiling rose and cornice.

Bedroom 2

With an aspect the rear and a washbasin.

Shower Room/WC

FIRST FLOOR

Bedroom 3

Having an aspect to the rear and a washbasin.

Bedroom 4

With an aspect to the front and a washbasin.

Bedroom 5

Having an aspect to the front and a washbasin.

Bathroom/WC

Comprising a panelled bath, pedestal washbasin and a low level wc.

Shower Room/WC

With a shower cubicle, low level wc and washbasin.

Landing

Having stairs to the second floor and down to the ground floor.

SECOND FLOOR

Bedroom 6

With Velux skylight windows and a washbasin.

Bedroom 7

Having a window to the front and a washbasin.

Bedroom 8

With a window to the rear and a washbasin.

Bedroom 9

Having a Velux skylight window and a washbasin.

OUTSIDE

There is a garden to the front with parking for a number of vehicles. To the rear is a yard area with off-road parking for the garage.

GARAGE

The garage has a roller shutter door to the front, a pedestrian door to the side and has power and lighting. The seller would like to retain the use of the garage for at least 12 months post-completion, by way of a lease or licence (to be agreed), at a rent of £8,000 per annum.

TENURE

Freehold, subject to the existing tenancies/lease.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		82	(69-80) C
(55-68) D	64		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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