



£118,500 Region



- Deceptively spacious accommodation
- Two bedrooms, ground floor
- Close to shops and train station
- Great on-going investment
- Let until 30th June 2025
- Gross rent £10,080 p/a (ex bills)
- EPC Rating - C



A WELL MANAGED TWO BEDROOMED GROUND FLOOR FLAT SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, OPEN PARKLAND AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.

Offered for sale as an on-going investment, currently let until 30th June 2024 @ £9,519 p/a and re-let until 30th June 2025 at £10,080 p/a excluding bills.

The deceptively spacious gas centrally heated accommodation comprises an entrance hall, a lounge with fireplace, a fitted kitchen, two bedrooms and a shower room w/c. Externally there are communal gardens and ample on street parking.

The sale is not subject to a lettings management tie-in, so buyers are free to self manage or appoint their preferred agent.

Point to note: There are two other very similiar flats owned by the same vendor which could form a portfolio purchase of three, all let until 30th June 2025 with a total gross rent of £30,240 p/a excluding bills. Please see our other sales details.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure

Leasehold 125 year lease from 2006 Current ground rent is £500, the service charge is £1200 Please request your legal advisor to verify this information on purchase.

Council Tax Band

A

Possession

Subject to tenancies

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

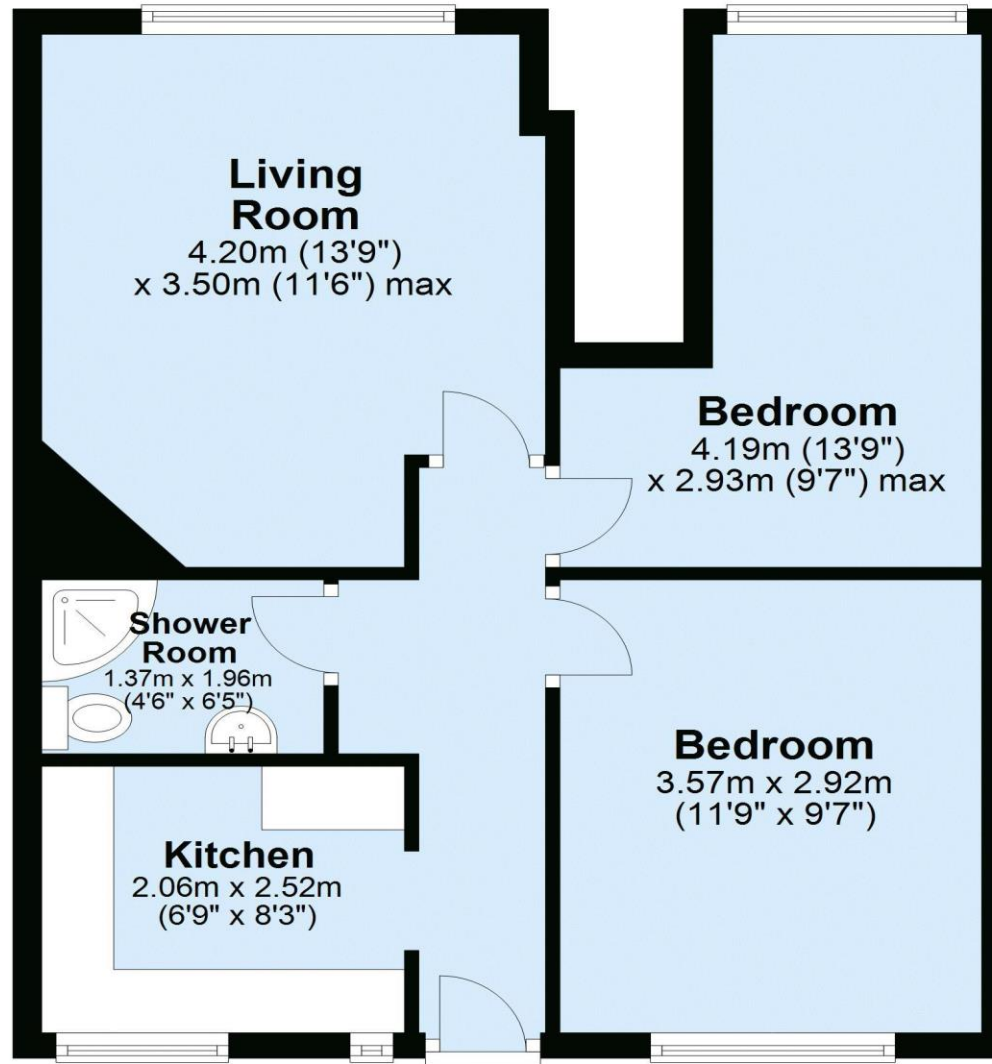
If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

Houses in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](#) website for more information.

Ground Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

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.