



## 8 King Charles Street, Leeds, LS1 6LS

**Asking price £140,000**

\*\*\*Investors only\*\*\*

CityRise is proud to introduce this beautiful one bedroom apartment, located in the heart of Leeds. The property benefits from a well equipped kitchen, while the living area provides ample room for relaxation and gatherings. Bedroom is generously sized, offering a comfortable retreat.

Location is perfect for young professionals, living in the heart of the city all necessary amenities are just a short walk away. As a consequence tenant demand is extremely strong. The property is currently being sold as a buy to let investment, with the tenants currently paying £950PCM, providing an attractive 7.8% yield.

Investing in Leeds offers the opportunity to tap into a buoyant and growing market, with a strong economy, a young and diverse population, and affordable property prices. With its thriving cultural scene, excellent transport links, and promising rental market, Leeds presents an appealing option for those seeking to invest in property.

Please get in touch with us if you wish to discuss this property investment or other buy to let opportunities.



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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[www.cityrise.co.uk](http://www.cityrise.co.uk) | [lettings@cityrise.co.uk](mailto:lettings@cityrise.co.uk) | 0113 360 9824

6 Britannia Street, Leeds, LS1 2DZ