



**21 LAWSON WOOD DRIVE
LEEDS, LS6 4RW**

**£180,000
LEASEHOLD**

Perfect for first-time buyers or investors, this property offers modern living in a peaceful setting, complete with an allocated parking space and access to beautifully maintained communal gardens.

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21 LAWSON WOOD DRIVE

- Modern finishes
- Sought-after location
- Excellent investment potential for buy-to-let landlords
- Spacious two-bedroom layout
- Ideal for first time buyers
- Close to local amenities
- Flooded with Natural Light
- Potential rent £1,100 PCM once modernised (7% net yield)
- Beautifully presented interiors, ready to move straight into
- Offered chain-free



Step into this beautifully presented open-plan lounge, kitchen, and dining area – a bright and welcoming space designed for both relaxation and entertaining. The modern kitchen is fitted with sleek wall and base units, a stainless-steel sink, electric hob with oven, and extractor fan. Flowing seamlessly into the living and dining space, the room is enhanced by stylish wood-effect flooring and two generous windows that flood the interior with natural light. There's ample room to comfortably accommodate both a dining table and a coffee table, making it the perfect setting for everyday living and hosting guests.

The master bedroom is a generous double, complete with a radiator, large window, and plenty of space for wardrobes and additional storage. The second bedroom, currently utilised as a walk-in wardrobe and office, offers excellent versatility – easily adaptable into a spacious double bedroom to suit your lifestyle needs.

The bathroom is well appointed, featuring a bath with shower over, WC, washbasin, and radiator.

Externally, the property enjoys access to well-maintained communal gardens and benefits from an allocated parking space.

Investment Potential

This property presents an excellent opportunity for buy-to-let investors. The current rental charge is £995.00 per calendar month, providing an attractive 5–6% net yield. There is further scope to enhance returns, with a potential rental value of £1,100.00 per calendar month once modernised (including bathroom and kitchen upgrades), offering an estimated 7% net yield. Its sought-after location and strong rental demand make this a compelling long-term investment.

Key Selling Points:

Offered chain-free

First floor apartment

Modern finishes

Sought-after location

Excellent investment potential for buy-to-let landlords

Current rent £995 PCM (5–6% net yield)

Potential rent £1,100 PCM once modernised (7% net yield)

Spacious two-bedroom layout

Ideal for first-time buyers

Close to local amenities

Flooded with natural light

Charming property

Beautifully presented interiors, ready to move straight into

Presented very well throughout

Environs

Located between Headingley, Meanwood and Weetwood. Waitrose, Sainsbury's, shopping parades, bars and restaurants and a cinema are all within walking distance. The property is also perfectly situated for access to the beautiful Meanwood Park (there is a direct footpath alongside the cul-de-sac opposite) and the Hollies. There are regular transport links to Leeds City Centre via the A660, or alternatively Meanwood Road.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

TENURE

We are advised that the property is a leasehold property and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents.

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ADDITIONAL INFORMATION

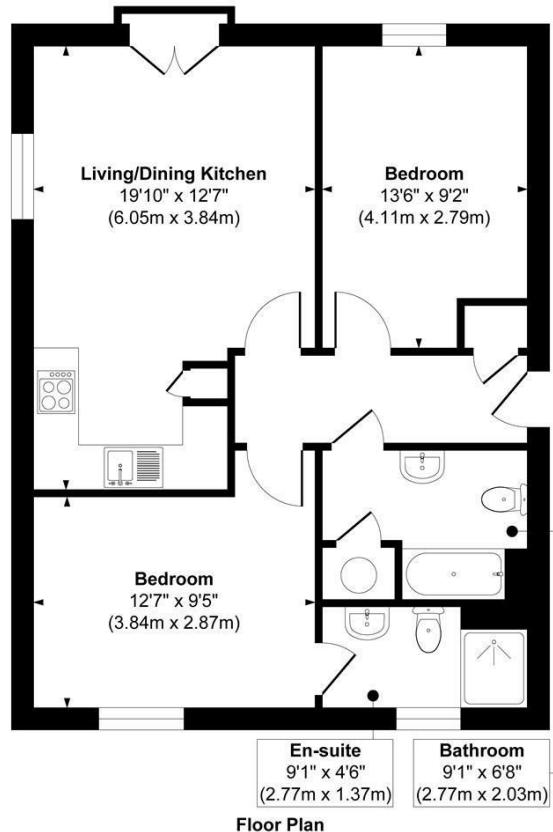
Local Authority – Leeds City Council

Council Tax – Band C

Viewings – By Appointment Only

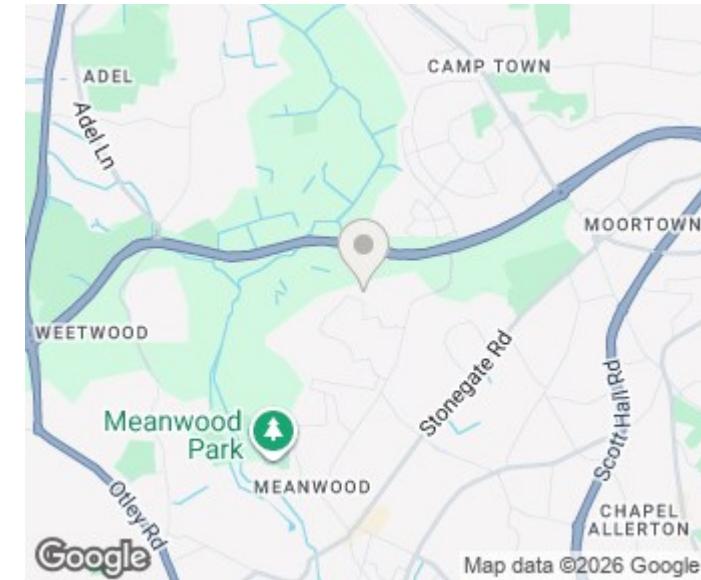
Floor Area – 653.00 sq ft

Tenure – Leasehold



Approx. Gross Internal Floor Area 653 sq. ft / 60.66 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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