

## BEECHWOOD VIEW, LEEDS, LS4 2LP

£325,000

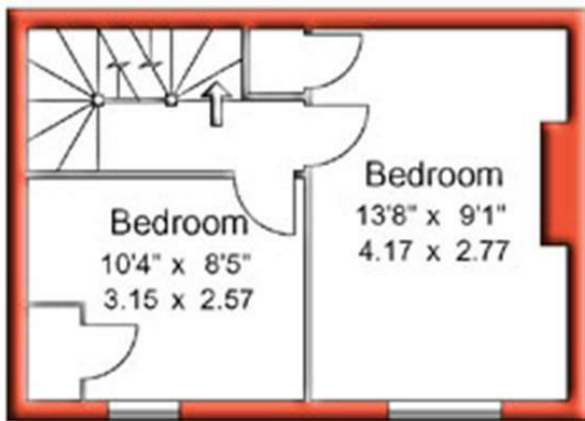
- FIVE DOUBLE BEDROOMS
- HMO LICENCE IN PLACE
- CLOSE TO BURLEY PARK TRAIN STATION
- TWO BATHROOMS
- FURNITURE & WHITE GOODS INCLUDED
- VARIOUS LOCAL AMENITIES
- INVESTMENT OPPORTUNITY
- GREAT LOCATION FOR UNIVERSITIES & CITY CENTRE
- CURRENT 7.5% GROSS ANNUAL RENT

**\*\*\*INVESTMENT OPPORTUNITY\*\*\* FIVE BED, TWO BATH, BACK TO BACK MID TERRACE. BASEMENT BEDROOMS JUST REFURBISHED.**

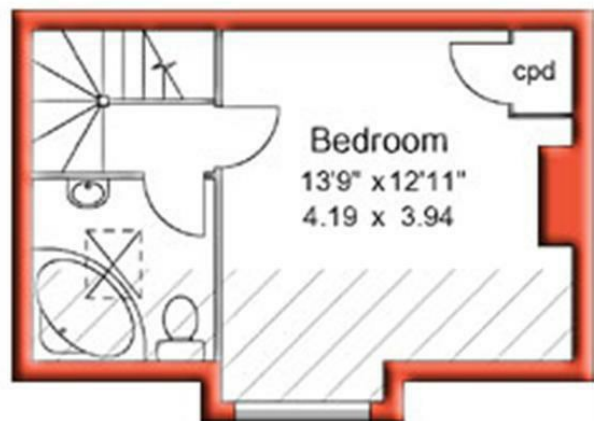
**CURRENTLY RENTED UNTIL JUNE 2024. ACHIEVING ANNUAL RENTAL INCOME OF £32,153.10 ALL INC basis. (Included - Gas, Water, Electricity, Broadband and Contents Insurance) Allowance of £27.00 pppw for bills.**

The property comes complete with all white goods, furniture and fitted bedroom furniture comprising of; double beds, wardrobes and desks. Contemporary fitted kitchen with washing machine, dishwasher and microwave. Large very modern living room with wooden floors, two bathrooms, one with corner bath and separate shower cubicle, second bathroom with electric shower. Burglar alarm. Central heating. Fully double glazed. Hard wired fire alarm system. Close to Becketts Park, Headingley & train station making it ideal for students. EPC: D. Council tax band A, £1305.59 PA

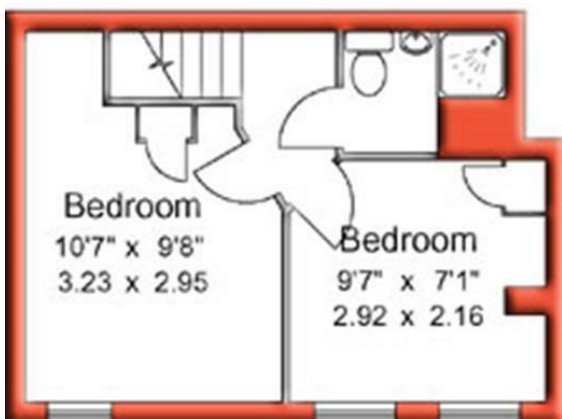
### 44 Beechwood View.



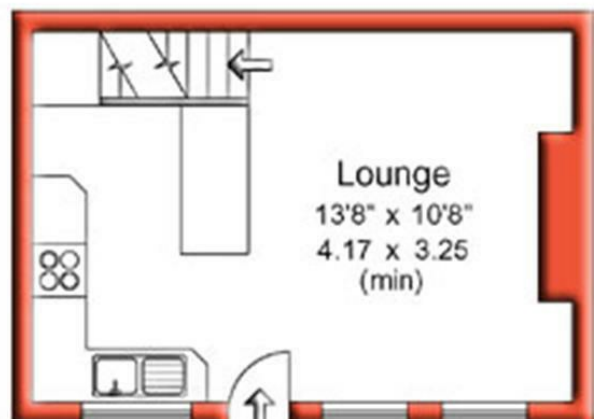
First Floor



Second Floor



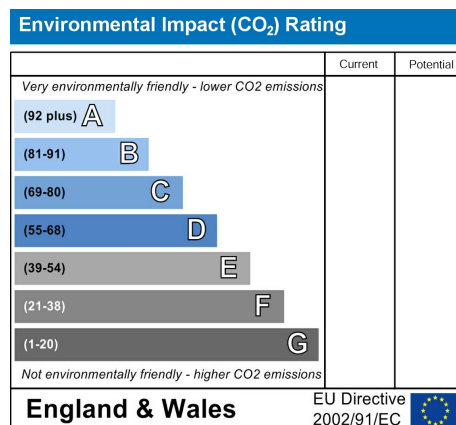
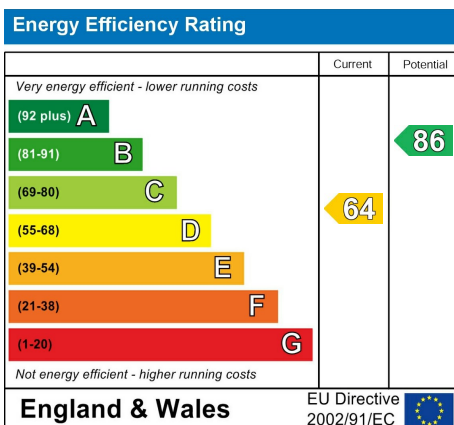
Lower Ground Floor

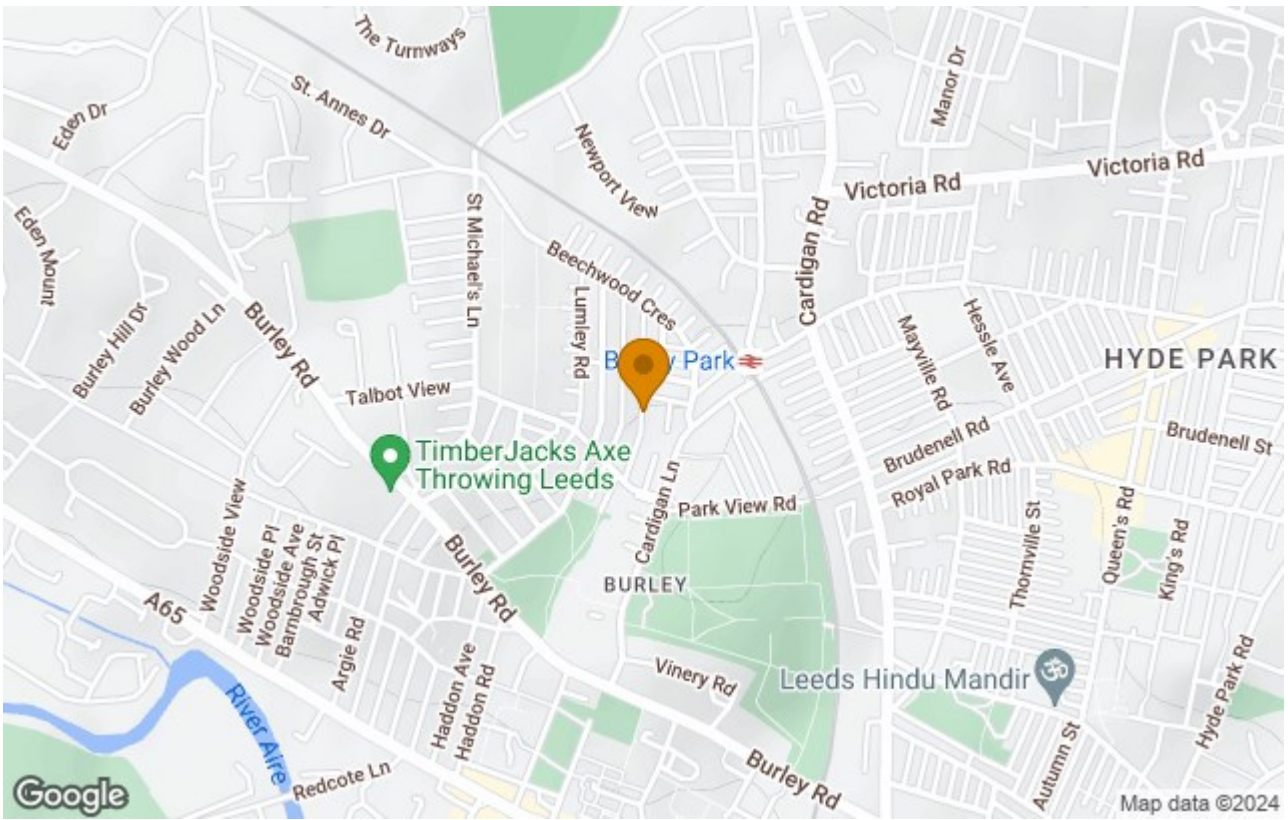
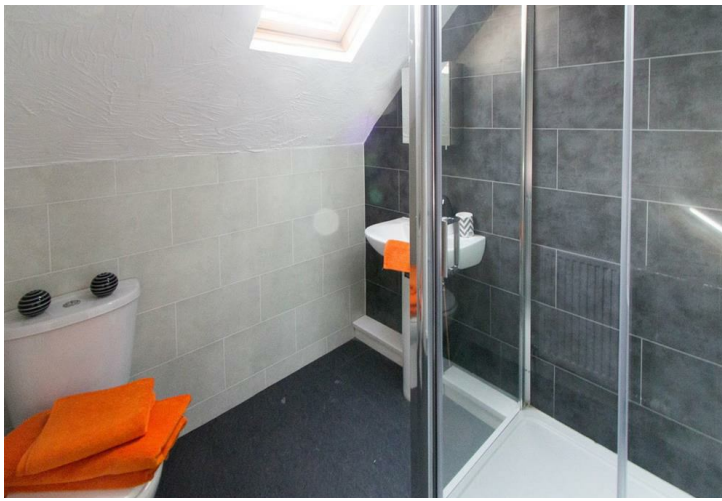


Ground Floor

For illustration only. Not to scale.







These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(\*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.