



## Skinner Lane, Leeds, LS7 1DL

£119,950

- FANTASTIC ONE BED IN VICTORIA HOUSE
- GROSS ANNUAL RETURN OF 8%
- EWS1 CERTIFIED
- CLOSE PROXIMITY TO UNIVERSITIES AND HOSPITALS
- ALDI ON YOUR DOORSTEP
- FURNITURE INCLUDED IN PURCHASE PRICE
- CCTV AND LIFT ACCESS TO ALL FLOORS
- COMMUNAL GARDEN TERRACE
- EXCELLENT LINKS TO INNER RING ROAD, M621/M62/M1
- MAIN SHOPPING DISTRICT LESS THAN 10 MINUTES' WALK

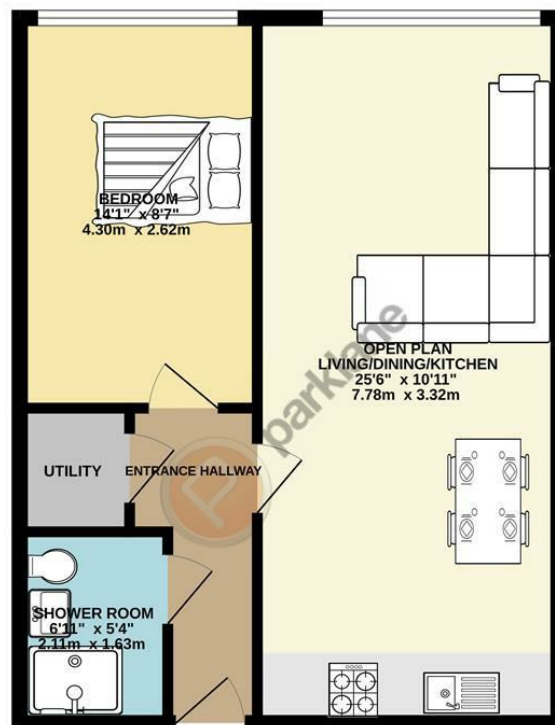
CONTEMPORARY ONE BED IN VICTORIA HOUSE WITH VIEWS TO COMMUNAL ROOF TERRACE/GARDEN. SITUATED WITHIN CLOSE PROXIMITY OF LEEDS CENTRAL SHOPPING AREA, VICTORIA GATE AND LEEDS ARENA.

Located on THIRD FLOOR and currently tenanted for £800PCM until Sept 2024, making an ideal hands off investment offering ANNUAL GROSS RETURNS of 8%. Also available with vacant possession if required. Popular with renters with minimal void periods due to proximity to Universities, hospitals and city centre. Great returns achievable.

Briefly comprising of: open plan living space with fantastic floor to ceiling windows, one of which is a Juliette balcony overlooking roof garden, white gloss kitchen cabinetry with oven, hob and fridge with separate utility cupboard housing washing machine and hot water cylinder, the double bedroom also has full height, floor to ceiling widows offering fantastic light into the space, a separate shower room completes the neutrally decorated apartment,

Victoria House is a modern complex completed in 2018 located in an area experiencing regeneration, ideal time to snap up a well priced apartment as the City expands. Within short walking distance to the main shopping district to department stores such as Victoria Gate and a conveniently located Aldi on your doorstep within a small retail outlet which also houses a gym and various other shops. Easy access to inner Ring Road linking to M621/M62 and M1 as well as close distance to St James Hospital, LGI and Universities. EPC rating: B Council tax band: B

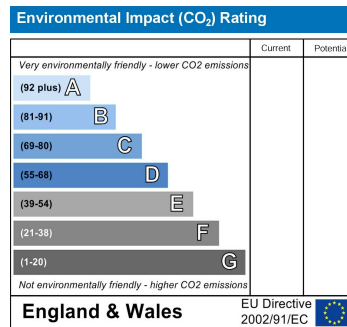
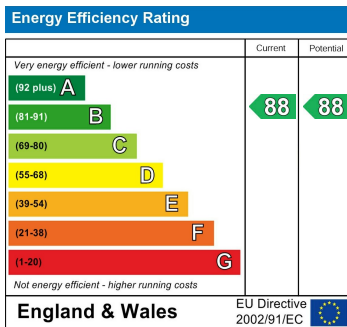
Ground Floor  
497 sq.ft. (46.1 sq.m.) approx.

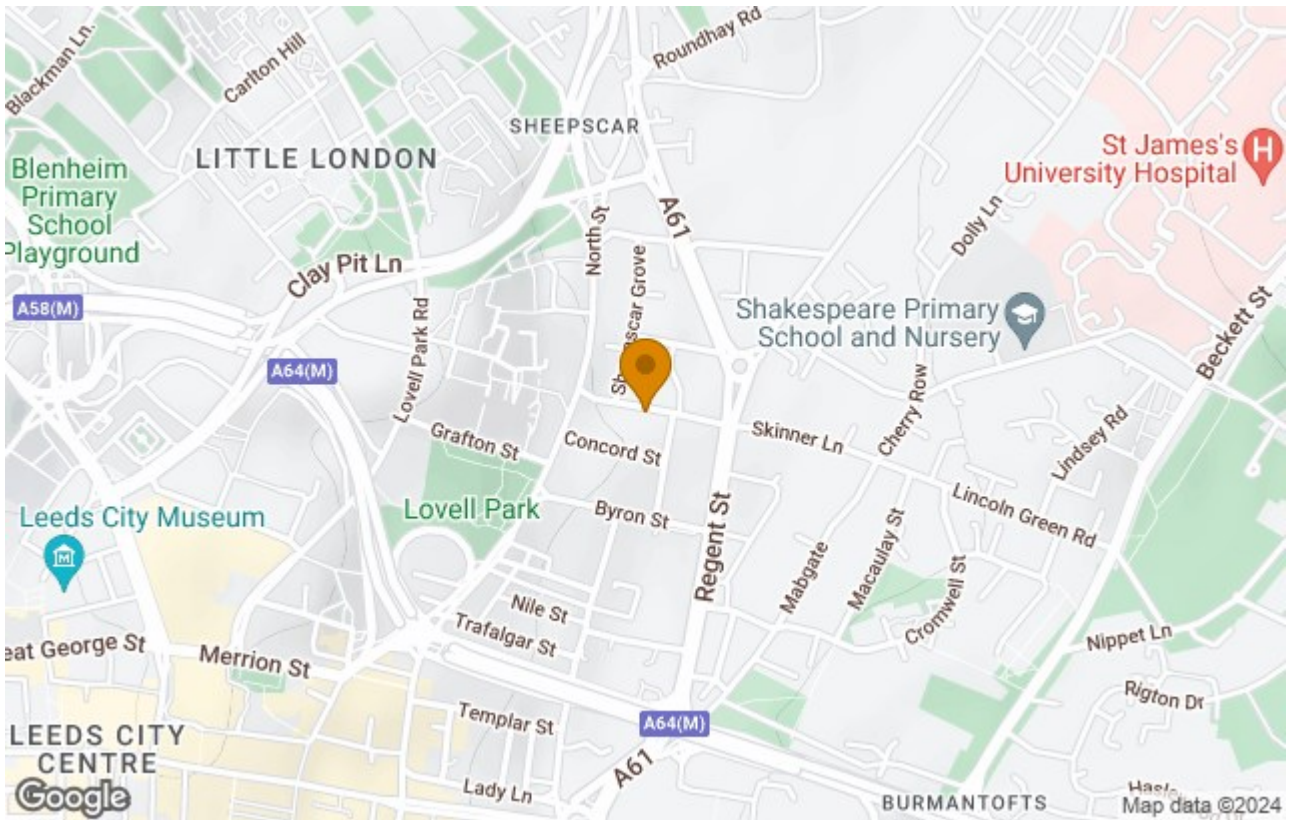


Victoria House - Parklane Properties

TOTAL FLOOR AREA : 497 sq.ft. (46.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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.  
Made with Metropac C3024





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.