



Stoneacre  
Properties



## Armley Ridge Road

Leeds, LS12 3LD

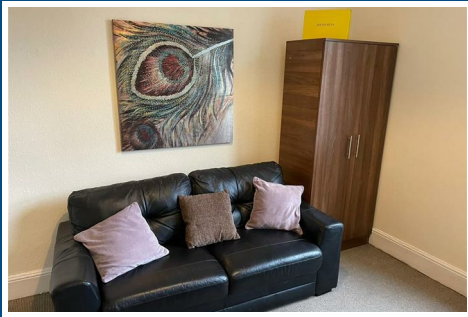
£225,000



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Leeds, LS12 3LD

£225,000



Stoneacre Properties are pleased to present this terraced house split into 3 x 1-bed flats. The house has been setup like this for 20 years. Spread over 3 floors. The tenants pay all utility bills themselves and electricity is paid via meters and managed by the lettings agent.

EPC ratings C  
Council tax bands A

All flats are fully tenanted and currently\* achieve:

flat 1 £675-00 pcm

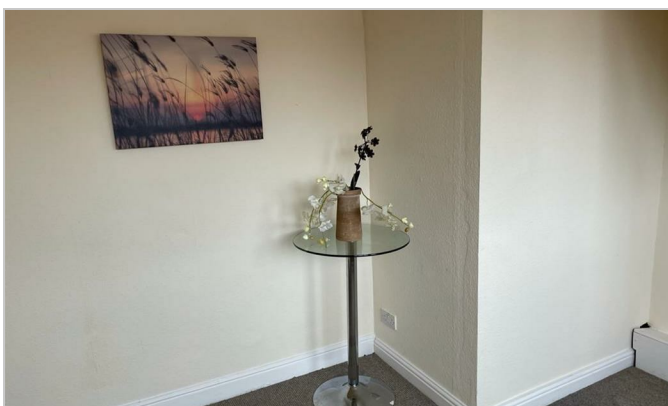
flat 2 £550-00 pcm

flat 3 £575-00 pcm

Total monthly rental income: £1,800

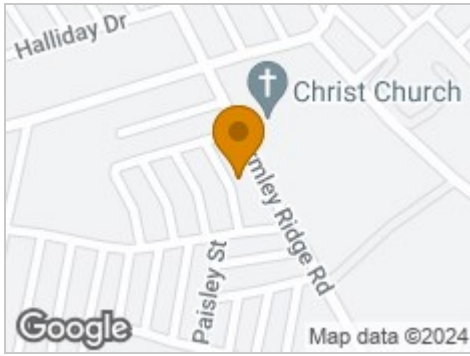
Total annual rental income: £21,600

Note: The rents for flats 2 and 3 could be increased to £675 increasing the annual rental income to £24,300 should any prospective buyer wish to do this.





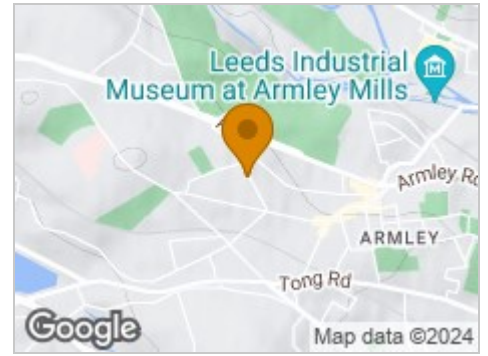
## Road Map



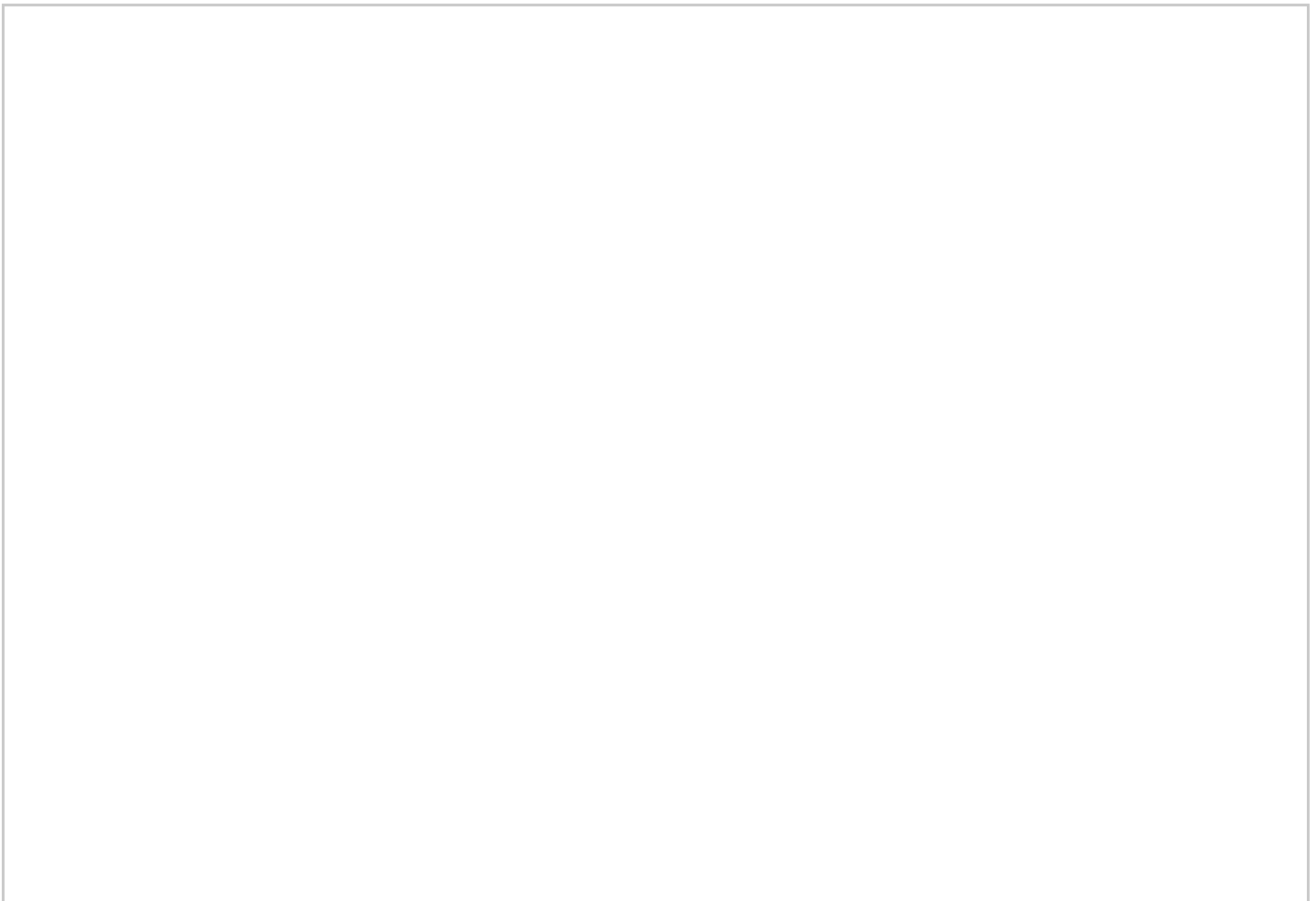
## Hybrid Map



## Terrain Map



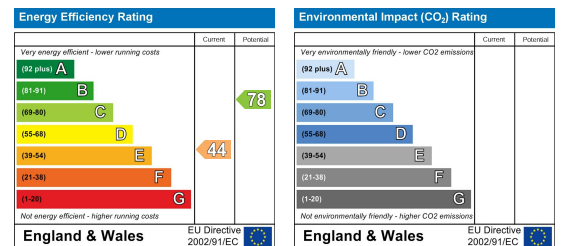
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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