



Stoneacre  
Properties



## Hillcrest View

LS7 4EB

£249,950



# Hillcrest View

LS7 4EB

£249,950



\*\*\* TERRACE PROPERTY IN PRIME LS 7 LOCATION SPLIT INTO 3 SELF CONTAINED APARTMENTS \*\*\* FANTASTIC INVESTMENT OPPORTUNITY \*\*\* LONG ESTABLISHED FLATS FOR OVER 20 YEARS \*\*\* Stoneacre Properties are pleased to present to market this fantastic ready made investment opportunity of 3 self contained apartments. The property boasts great access to Leeds City Centre as well as to nearby Chapel Allerton and Roundhay. Flats 1, 2 and 3 have undergone recent renovation works. The flats comprise open plan kitchen/living room, double bedroom and bathroom with shower. The property

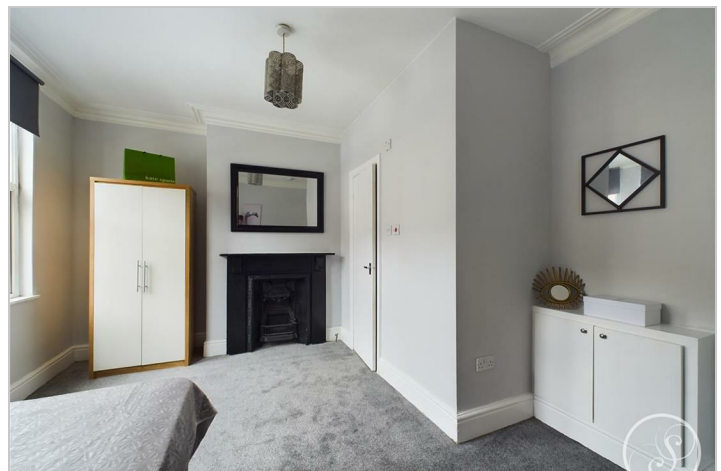
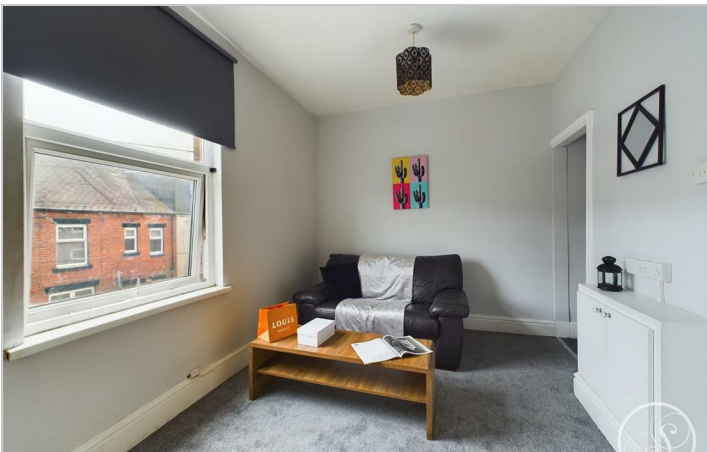
has been let out as flats for the last 20 years. There is also development potential in separate access basement area into 1 bed flat subject to planning.

The current rental yield for the property is £23, 940 per annum broken down as follows:

Flat 1 - £675 PCM

Flat 2 - £695 PCM

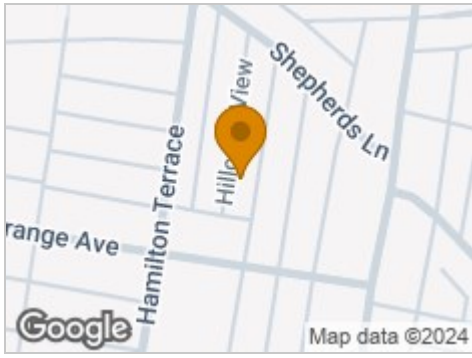
Flat 3 - £625 PCM.



Tel: 0113 237 0999



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### Flat 3 Floorplan



### Flat 2 Floorplan



## 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 Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	78		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Tel: 0113 237 0999 Email: north@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>