



Stoneacre  
Properties



## Lytham Place

Leeds, LS12 5PJ

£179,950

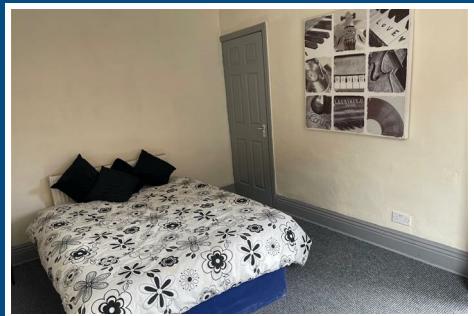
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# Lytham Place

Leeds, LS12 5PJ

£179,950



\*\*\* INVESTORS ONLY \*\*\* Stoneacre Properties are pleased to bring to market this 4 bedroom terraced property. The property comprises of 4 double bedrooms, an open plan kitchen/ living area and 2 bathrooms. This is ready made investment with the current tenants (Saviours Trust Charity) committed to a 2 year contract from 19 September 2024 - ensuring guaranteed income for the new owner. Currently let at £1,195 PCM the property offers a circa 8% gross yield.

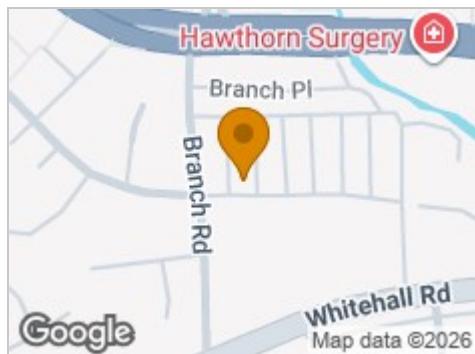
To arrange your viewing please contact Stoneacre Properties

The EPC Rating is C and the Council tax band is A.

Note: The property owns the freehold of the shop below but has no involvement in its maintenance, and does not currently take a ground rent. It is owned on a leasehold basis with a 999 year lease from 2007 on a peppercorn ground rent.



## Road Map



## Hybrid Map



## Terrain Map



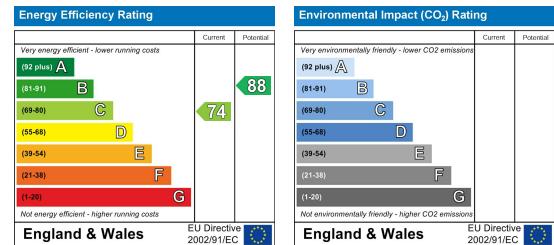
## Floor Plan



## 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.