


# Butcher Street, LS11



PROPERTY ADDRESS  
6 Butcher Street  
Leeds  
LS11 5WF

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			76
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 		

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01132440251

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leeds@vision-properties.co.uk

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estate agency  
differently.

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- Sought after City Centre Location
- Holbeck Urban Village in the exciting South Bank
- Two bedroom and two bathroom 750 sq. ft. apartment
- Estimated rental value £13,200 generating a 7% yield

With over 750 sq. ft. / 70 sq. m. of living accommodation, modern finish throughout, the property boasts; open plan living kitchen space, two double bedrooms, bathroom and en-suite.

The property can be offered either tenanted or vacant possession

Entrance Hall (3.89 x 2.69)

Living and kitchen space (7.93 x 3.12)

Master bedroom (5.54 x 2.64)

En-suite (2.26 x 1.60)

Bedroom 2 (3.96 x 2.69)

Bathroom (2.26 x 1.83)

Leasehold details (as provided by vendor):

Ground rent - £400 PA  
Service charge - £2,000 PA  
125 lease years remaining

Council Tax Band - D



Your Text Here

