

Vicarage Mews, LS5



PROPERTY ADDRESS
23 Vicarage Mews
Leeds
LS5 3GZ

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 77 | 79 |
| EU Directive 2002/91/EC | | |

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01132440251

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leeds@vision-properties.co.uk

- Well-presented top floor apartment
- Sought after location in the heart of Kirkstall
- Adjacent to Headingley Station with access to Leeds City Centre (10 mins) & Harrogate
- ****Attention investors**** Estimated annual rental income of £1000 PCM / £12,000 PA generating a 6.6% gross yield

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The property briefly comprises of

Hallway - long and welcoming entrance hall with storage and light oak laminate flooring

Kitchen / Lounge - light and spacious with light oak laminate flooring throughout and ample space for both lounge and dining area. Modern fitted kitchen with generous amounts of units and integrated appliances such as; oven, gas hob, chrome extractor, chrome sink and taps

Master bedroom - double bedroom with carpeted floors and french doors and integrated storage cupboard

En-suite - white three-piece suite with walk in shower and vinyl flooring

Bedroom two - good size double bedroom with carpeted floors

Bathroom - white three-piece suite with shower over bath, part tiled walls and vinyl flooring

Loft space - access into the lofts space provides very useful storage

Leasehold details:

Lease years remaining: 120
Ground rent: £150 PA
Service charge: £1,538.44 PA

Council tax band - B



Your Text Here

