

# Castlehill

Estate & Letting Agents

34 The Village Street, Leeds  
LS4 2PR



£118,500 Region



- Characterful first floor flat
- Two bedrooms
- Close to shops & train station
- Great investment opportunity
- Let until 30th June 2025
- Gross rent £10,080 p/a (ex bills)





**A CHARACTERFUL TWO BEDROOMED FIRST FLOOR FLAT SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, OPEN PARKLAND AND WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.**

Offered for sale as an on going investment, currently let until 30th June 2024 @ £9,519 p/a and re-let until 30th June 2025 at £10,080 p/a excluding bills.

The deceptively spacious gas centrally heated accommodation comprises an entrance hall, a lounge with fireplace, a fitted kitchen, two bedrooms and a shower room w/c. Externally there are communal gardens and ample on street parking.

The sale is not subject to a lettings management tie-in, so buyers are free to self manage or appoint their preferred agent.

Point to note: There are two other very similar flats owned by the same vendor which could form a portfolio purchase of three, all let until 30th June 2025 with a total gross rent of £30,240 p/a excluding bills. Please see our other sales details.

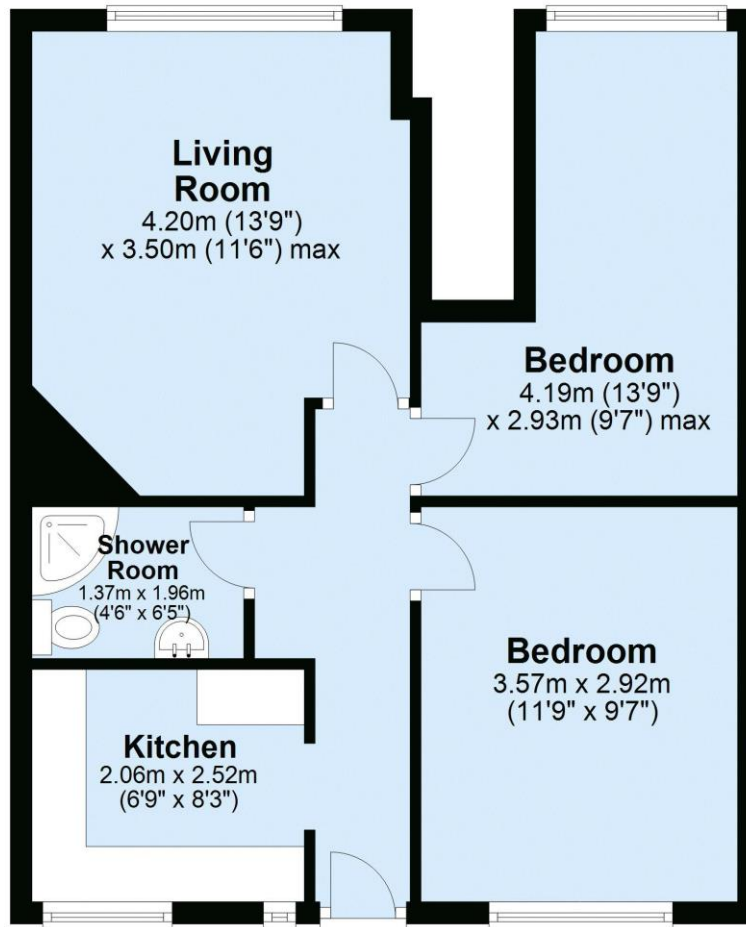




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Ground Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

### Tenure

Leasehold 125 year lease from 2006 Current ground rent is £500, the service charge is £1200 Please request your legal advisor to verify this information on purchase.

### Council Tax Band

A

### Possession

Subject to tenancies

### Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

### Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

### Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract.  
Intending purchasers must rely upon their own inspection of the property.