



Whincover Gardens

Farnley , Leeds, LS12 5DA

£135,000

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- THREE BEDROOMS
- GARAGE
- DRIVEWAY
- LARGE GARDEN
- IDEAL INVESTMENT

- ACHIEVING £700PCM
- NO ONWARD CHAIN
- CLOSE TO LEEDS
- REFURB PROJECT
- EPC Grade C

Property Summary

HOP are pleased to be able to offer this opportunity to investors! This spacious semi-detached property offers three good-sized bedrooms, house bathroom with separate W.C., large living room, kitchen and separate utility, all of which would benefit from a modest scheme of renovation. Externally the property has the advantage of a detached garage, gated driveway and very generous gardens to two sides. Located in the popular Farnley, within close proximity to Leeds city centre and offering a good selection of local amenities nearby. Currently rented out at £700pcm, and can be purchased with a tenant in situ. EPC Grade C

LIVING ROOM A very spacious reception room, spanning the full depth of the property with large windows to both sides allowing plenty of natural light to flood the room.

KITCHEN Fitted with a range of pine base and wall units to two sides topped with cream work tops, having built in oven, one and a half bowl stainless steel sink and drainer set beneath the window and space for a washing machine.

BEDROOM 1 A very well-proportioned double bedroom with the added benefit of built in wardrobes with sliding mirrored doors and large window to the front elevation.

UTILITY ROOM Offering further space for white goods and space for a freestanding fridge freezer, with side external access door.

BEDROOM 2 Another generous double bedroom, also having the advantage of built in sliding wardrobes, and large window overlooking the rear garden.

BEDROOM 3 A large single bedroom, with built in cupboard above the stair well.

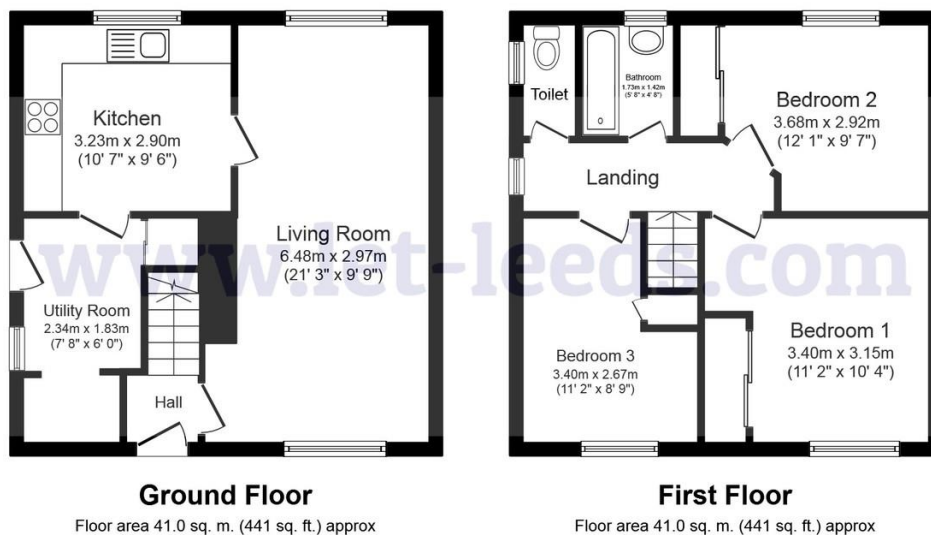
BATHROOM Fitted with a neutral white suite and perfectly functional, however a buyer may wish to modernise this in time or perhaps combine with the W.C.

W.C. Located next to the bathroom, fitted with a W.C. and with small window to the side.

OUTSIDE The driveway leads down to a detached garage and flagged patio area, which in turn then leads to a gravelled area leading down steps to a further section of garden at the bottom. Benefiting from being fully enclosed to all sides.

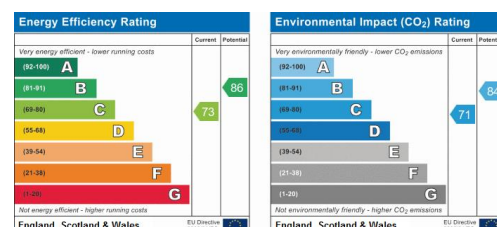
AGENT NOTES The property is currently achieving £700pcm and we are told this is on a periodic tenancy with the current tenant. The current tenant has been in situ since March 2016 and has expressed a desire to stay, so an investor could purchase with the tenant in situ. We are advised that the property has a current gas certificate and EICR in place.





Total floor area 82.0 sq. m. (883 sq. ft.) approx

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