



HOME OF PROPERTY

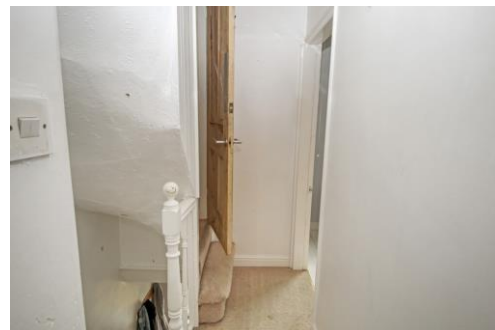
hop-property.co.uk



9 Moorfield Avenue
Armley, Leeds, LS12 3RZ

£115,000

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- TWO DOUBLE BEDROOMS
- CURRENTLY RENTED
- ACHIEVING £585 PCM
- 6.1% RENTAL YIELD
- LET AND MANAGED BY HOP
- YARD TO REAR
- BASEMENT
- GOOD LOCATION
- IDEAL FOR INVESTOR
- EPC E

Property Summary

HOP are delighted to offer for sale this spacious 2-bedroom mid-terrace house located in Armley. The property is currently let out at £585pcm and offers a gross annual yield of 6.1%. Set over four floors, comprising briefly of two double bedrooms, a large bathroom, kitchen, living room and basement. Externally there is a yard to the rear and on street parking to the front of the property. The property would benefit from refurbishment works to the top bedroom to maximize the rental income. Ideal for investors. EPC E.

LIVING ROOM Spacious living room with wood effect flooring, attractive feature fire place, modern design and characterful high ceilings.

KITCHEN Spacious kitchen with modern design. The kitchen offers a built-in oven with a four-ring gas hob above, stainless steel sink and drainer set beneath the window, with built in fridge freezer. Finished with a mosaic tiled splash back and black/gray Lino tile effect flooring.

WC Located on the first floor is the bathroom, comprising of a bath and separate shower, wall mounted white hand wash basin and WC.

BEDROOM 1 Situated to the first-floor front offering lots of space, benefiting from two large windows, recessed to both sides of the chimney breast and exposed wood flooring.

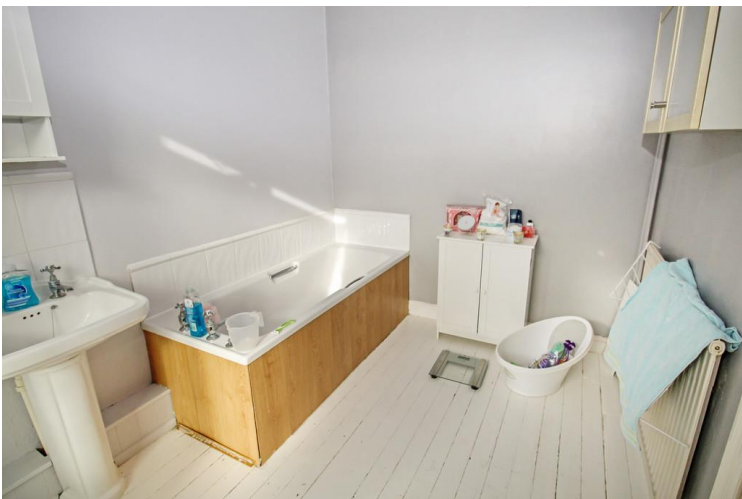
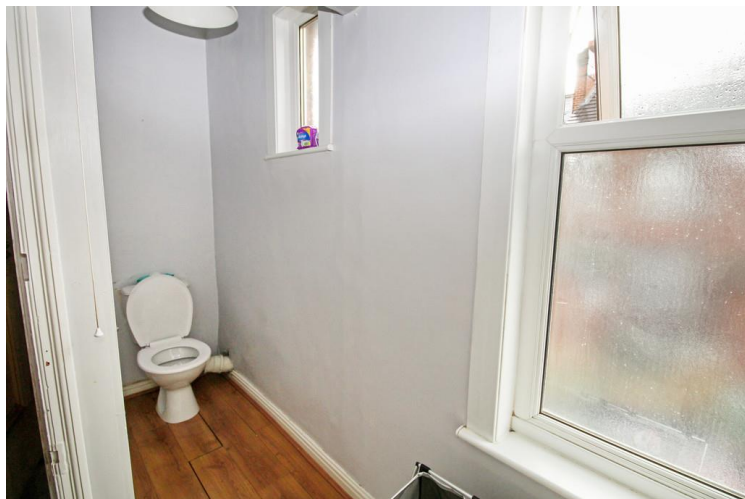
BEDROOM 2 This large double bedroom is located on the top floor, in need of refurbishment to maximize the rental income. The room offers lots of space and a large Velux window to allow natural light.

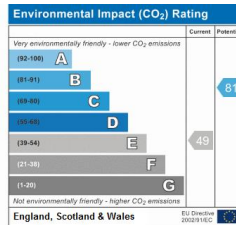
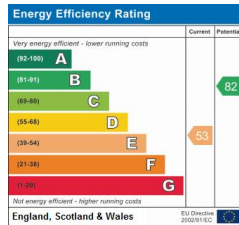
BASEMENT The property benefits from a large useful cellar accessed from the kitchen, with built in shelving for storage.

FURTHER INFORMATION This property is currently let and managed by HOP at a rental of £585pcm on a periodic rolling tenancy.

YARD A good sized, well maintained paved yard to the rear of the property, fenced for privacy.

As the property is currently tenanted, viewing is strictly by appointment only. Please be mindful that we will need to give the Tenant 48 hours' notice of a viewing at the property. TO ARRANGE A VIEWING PHONE OUR SALES DEPARTMENT NOW ON 0113 322 9533.





Total floor area 81.0 sq. m. (872 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements