



Aberdeen Walk

Armley, Leeds, LS12 3SB

£120,000



- Buy To Let Investment
- Currently Rented
- Achieving £650pcm
- 6.5% Gross Annual Yield
- Refurb Opportunity To Maximise Rental Income

- Let And Managed By HOP
- Rental History
- Tenanted Until July 2020

Property Summary

HOP are delighted to offer for sale this large, 3 bedroom mid-terrace house located in Armley. The property is currently rented out at £650pcm and offers a gross annual yield of 6.5%. The property would benefit from refurbishment works to maximise rental income. Ideal for investors! EPC Rating - D

SUMMARY HOP are delighted to offer for sale this large, 3 bedroom mid-terrace house located in Armley. The property is currently rented out at £650pcm and offers a gross annual yield of 6.5%. The property would benefit from refurbishment works to maximise rental income. Ideal for investors! EPC D

KITCHEN: A spacious farmhouse style kitchen offering wood flooring with central cooking range set within the exposed brick chimney breast, with space to accommodate a large dining table and chairs, appliances include fridge freezer, washing machine, electric oven and gas hob.

LIVING ROOM: Spacious living room with exposed wood flooring, attractive feature fire place, and characterful high ceilings.

BATHROOM: Located on the first floor is the bathroom comprising of a bath with shower, white hand wash basin and WC. The room offers fully tiled walls and black tiled floor.

BEDROOM 1 This large double bedroom is located on the top floor and offers stripped and wooden flooring, two velux windows and features an arty wall with exposed brickwork and plaster, giving a lofty feel. The room could potentially be split to offer an additional bedroom (subject the relevant consents).

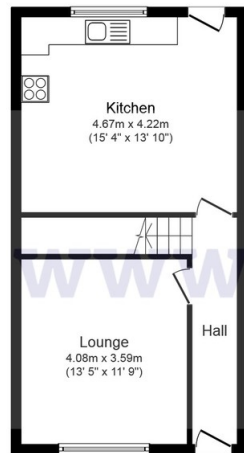
BEDROOM 2 Situated to the first floor front offering lots of space, benefiting from two large windows, feature fire place, and exposed wood flooring.

BEDROOM 3 A further double bedroom situated to the first floor rear, with neutral décor and exposed wood flooring.

FURTHER INFORMATION This property is currently let and managed by HOP at a rental of £650pcm on a periodic rolling tenancy.

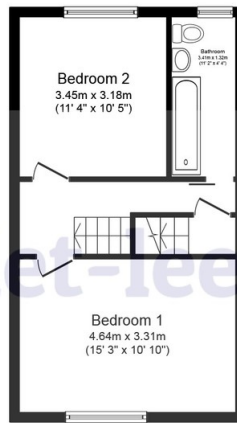
As the property is currently tenanted, viewing is strictly by appointment only. Please be mindful that we will need to give the Tenant 48 hours' notice of a viewing at the property. **TO ARRANGE A VIEWING PHONE OUR SALES DEPARTMENT NOW ON 0113 322 9533.**





Ground Floor

Floor area 43.0 sq. m. (463 sq. ft.) approx



First Floor

Floor area 40.0 sq. m. (431 sq. ft.) approx

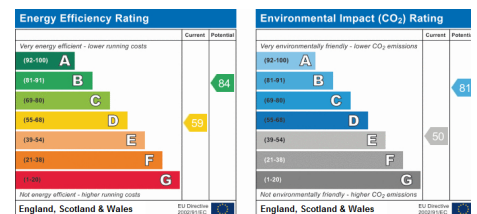


Second Floor

Floor area 28.0 sq. m. (301 sq. ft.) approx

Total floor area 111.0 sq. m. (1,195 sq. ft.) approx

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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 are 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