



Village Terrace

Burley , Leeds, LS4 2NU

£195,000

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- INVESTMENT OPPORTUNITY
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- CURRENTLY FULLY OCCUPIED
- ANNUAL RENTAL INCOME OF £16,600

- BURLEY PARK LOCATION
- CLOSE TO CITY CENTRE
- SHORT WALK TO TRAIN STATION
- 8.5% GROSS RENTAL YIELD
- EPC RATING D

Property Summary

This end of terrace is located in Burley, an area popular with both student and professional tenants alike. The property is an excellent investment - currently achieving £16,600 per annum gross rental thus presenting an 8.5% yield. The accommodation is modern throughout with four double bedrooms and two bathrooms set across four floors, with a large open plan living area to the ground floor. Externally the property has the benefit of a low maintenance graveled garden and on road parking. EPC D

LIVING AREA The living area is fitted with a kitchen to one side with central island breakfast bar, with four ring electric hob and stainless-steel sink and drainer set beneath the window, freestanding white goods all included with the sale. The living area has dark wood effect flooring throughout and a large rectangular bay window to the front adding yet further space to the room. A staircase to the corner leads down to the basement rooms, whilst a door from the lounge area opens to the first-floor staircase.

BEDROOM 4 & DRESSING ROOM Located in the basement; these were initially two separate bedrooms however have now been combined to create a premium bedroom served by its own dressing room. The separate entrance doors remain so conversion back could be an option if a buyer wished (subject to the relevant consents). This room has two large windows to allow plenty of natural light to the lower ground floor.

SHOWER ROOM Also located in the basement is a shower room fitted with step in shower, pedestal hand wash basin, W.C. and tiled walls to mid height and tiled floor.

BEDROOM 1 A large double bedroom with built in corner desk and a separate wardrobe built in beneath the stairs for useful storage.

BEDROOM 2 The smaller of the four bedrooms, yet still a well-proportioned double bedroom with window to the corner.

BEDROOM 3 Occupying most of the top floor is this spacious double bedroom with built in cupboard and large roof light inset to the ceiling.

BATHROOM Also located to the top floor is a bathroom fitted with paneled bath with shower over pedestal hand wash basin and W.C. with tiled walls to mid height and tiled flooring.

AGENT NOTES The property is believed to have tenancy records dating back to 2011, however the property has not been managed by HOP for the entire period of time so we would recommend any buyers make their own checks to the status of this. The property is being sold fully furnished and with all gas and electrical compliance certification in place. The property is currently fully occupied and let to four tenants.





Basement

Ground Floor

Floor area 24.0 sq. m. (258 sq. ft.) approx Floor area 24.0 sq. m. (258 sq. ft.) approx



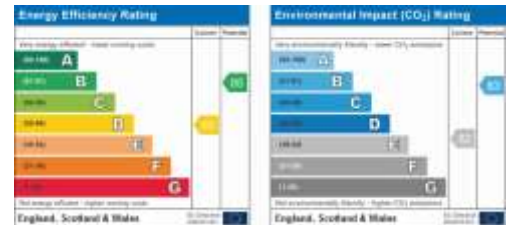
First Floor

Second Floor

Floor area 23.0 sq. m. (248 sq. ft.) approx Floor area 23.0 sq. m. (248 sq. ft.) approx

Total floor area 94.0 sq. m. (1,012 sq. ft.) approx

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Coburg House
 St Andrews Court
 Leeds
 West Yorkshire
 LS3 1JY

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