



## New York Road, Leeds

### Offers In The Region Of £170,000

Welcome to Tate House, the most exciting residential development in Leeds city centre.

The internal spec is something to really appreciate. With spacious and flexible living spaces, engineered wood flooring and integrated appliances in your uber-modern kitchen, you'll love living in this contemporary property. You have 2 decent sized bedrooms and an en-suite off the master too – this is in addition to the main bathroom which is crisp and modern.

Did we mention that this apartment is perfect for investors? The property is currently tenanted on a fixed term agreement until August 2025 at £1025pcm!

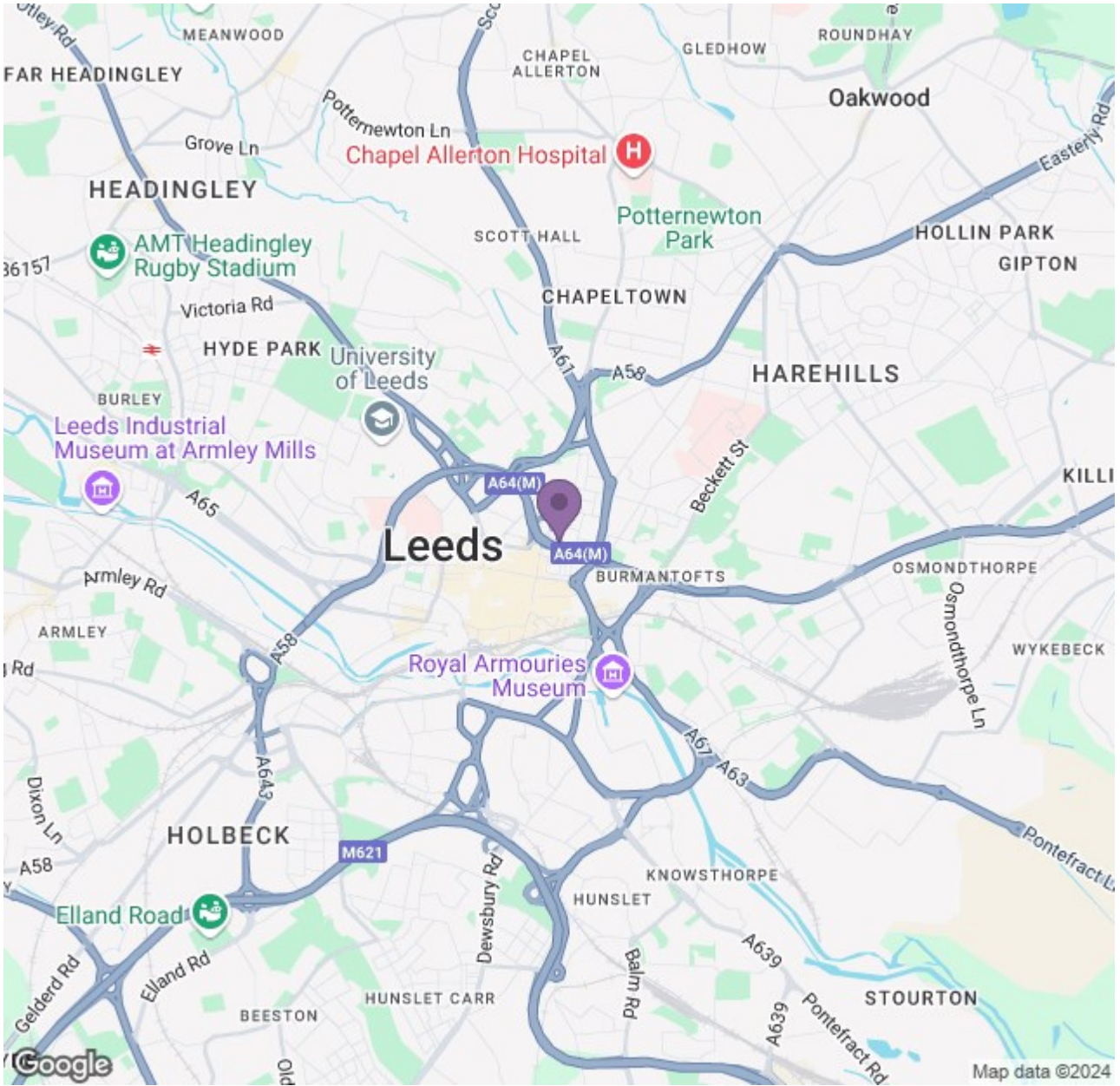
If you wish to live here, you'll experience all the perks of city centre living. Tate House is right in the heart of the city's Northern Quarter and is under a 5-minute walk to a number of commercial and retail outlets. The train station is within walking distance and you have doorstep access to the inner ring road and motorway. Everything Leeds has to offer is virtually right at your fingertips.

EPC Rating - C  
Tenure - Leasehold  
Ground Rent - £275pa  
Service Charge - £TBC  
Council Tax Band - D £1721pa



# Ascend

Built on higher standards



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
B	B	D	D
72	72	15	18

# Ascend

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