

Estate &
Letting Agents

dwell

Buckton Mount
Beeston
Leeds
LS11 8JL
Offers over £100,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

Property Details

- Two Bedroom First Floor Flat
- Newly Re-decorated and Re-carpeted Throughout
- Conveniently Located Close to the City Centre
- Ideal for First Time Buyers
- Private Ground Floor Entrance
- Sold Chain Free and with Vacant Possession
- Leasehold
- Gas Central Heating
- Potential Rental Income: £750 PCM / Up to 9% Yield
- Ample Storage

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Property Description

Situated in Beeston, less than 2 miles from the city centre; this newly redecorated and re-carpeted two-bedroom apartment is sold CHAIN FREE and with VACANT POSSESSION. Benefitting from a PRIVATE ENTRANCE off the ground floor and a large reception room with an adjoining, separate kitchen, the property would be ideal as both a buy to let investment or FIRST TIME HOME!

INTERIOR

Stairs from the private ground floor entrance rise to a carpeted hallway, providing access to a spacious RECEPTION ROOM with a separate adjoining KITCHEN, incorporating an oven, fridge, freezer and washing machine. There are TWO BEDROOMS – one double with integral wardrobe and one large single, plus a modern BATHROOM with fitted bath, WC, wash basin, and overhead shower, plus ample storage space within several integral cupboards off the hallway.

ADDITIONAL INFORMATION

Tenure: Leasehold

Remaining Lease Length: 90 Years.

Ground Rent: Peppercorn.

Service Charge: £300 pa.

FOR INVESTORS

Following recent refurbishments, the property carries an expected rental income of £750 PCM yielding out to 9.0% (excluding fees). The property was last let for £700pcm prior to re-decorating and re-carpeting throughout, which has just taken place.

Gross yield: up to 9.0%

Currently managed by Dwell.

Gallery

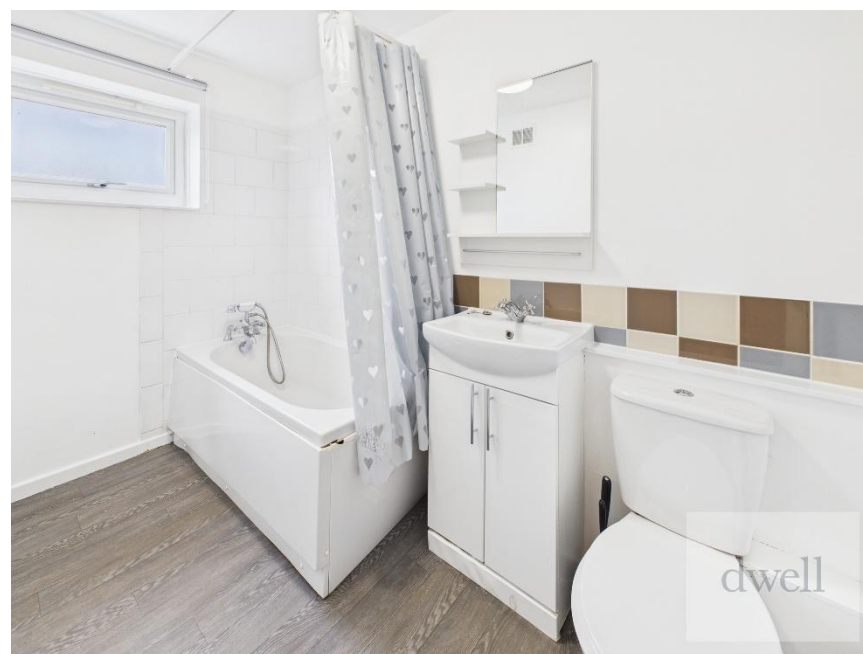
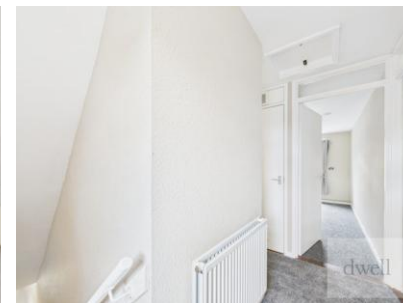
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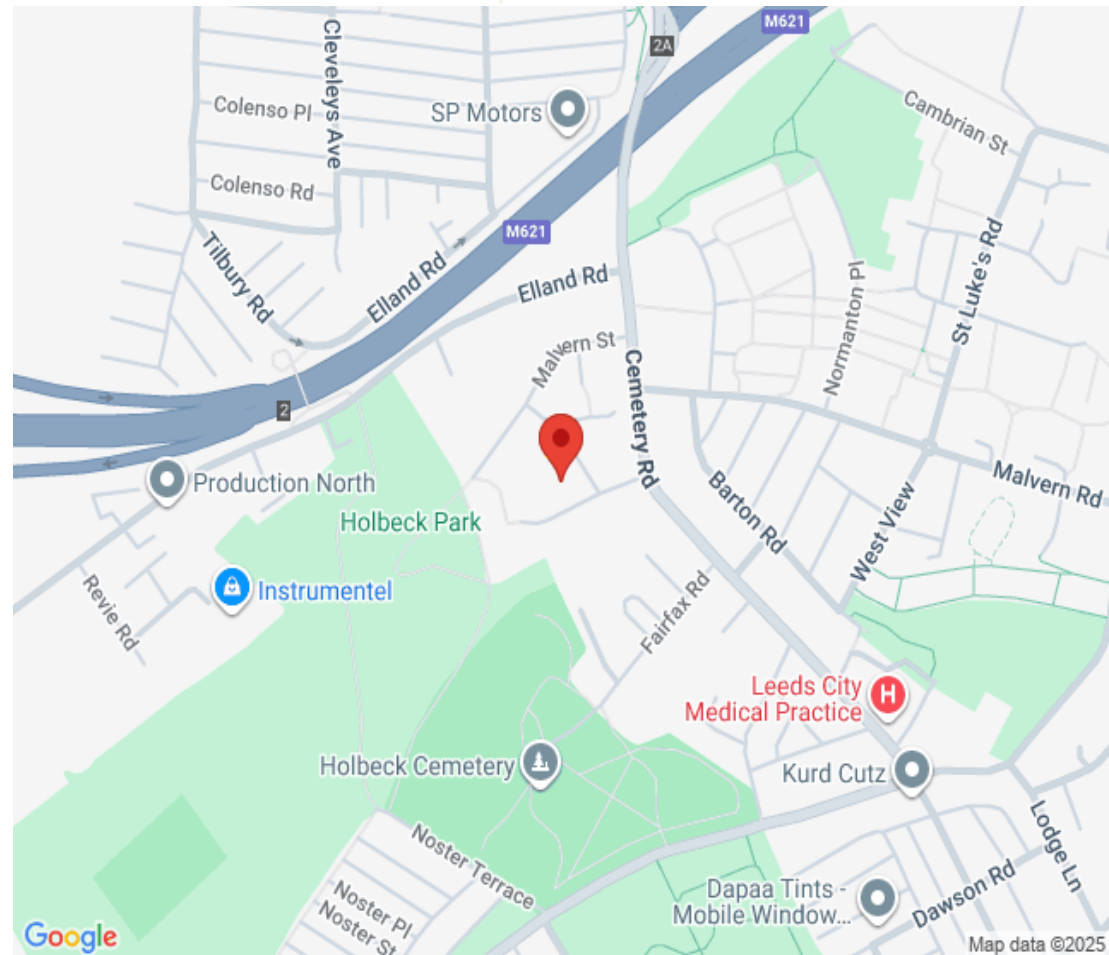
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Area Description and Map

Area Description

The property itself is located in Beeston which is an area that continues to prove very popular with first time buyers due to its convenience and affordability, and investors seeking stronger than average returns. The property itself is situated within close proximity to motorway links such as the M62 and M1 as well as having such easy access into Leeds city centre.



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Floor Plan

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Floor Plan - Total floor area 61.9

<div>dwel</div>		<div>Approximate total area^m</div> <div>61.9 m²</div>
<div>Ground Floor</div> <div><div><div>Bedroom</div><div>3.38 x 3.26 m</div></div><div><div>Bedroom</div><div>1.78 x 4.14 m</div></div><div><div>Living Room</div><div>3.61 x 5.16 m</div></div><div><div>Bathroom</div><div>1.53 x 2.87 m</div></div><div><div>Kitchen</div><div>3.55 x 1.88 m</div></div><div><div>Hallway</div><div>0.85 x 1.83 m</div></div><div><div>Landing</div><div>1.04 x 2.83 m</div></div></div>		

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

Energy
Performance
Rating

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