



**Stoneacre**  
Properties



## **Clock Tower Lofts, Leeds, LS15 0QL**

**£72,000**

**\*\*\*READY MADE RENTAL INVESTMENT WITH TENANT UNTIL OCTOBER 2023\*\*\*** Stoneacre Properties are delighted to be able to offer for sale a spacious and well appointed apartment which can be found on the top floor (second floor) of a small modern block. Clock Tower Lofts is literally on the door step of all local shopping and transport amenities as well as being close to transport links into Leeds City Centre. The property is currently tenanted at £500 per calendar month until October 2023 and would therefore make an ideal investment. Offered for sale in good decorative condition throughout, the accommodation comprises of an entrance hall, lounge, open plan kitchen, bedroom and shower room. Further details are available upon request.

## COMMUNAL ENTRANCE

Via a secure front door and stairs to all floors.

## ENTRANCE HALL

Entry system.

## LOUNGE 24'7" x 16'3" (7.496 x 4.956)

Laminated wood strip flooring, wall mounted electric heater, Velux window, open plan to kitchen.

## OPEN PLAN KITCHEN

Range of modern fitted wall and base units with a tiled splash back, stainless steel sink unit, built in oven and four ring electric hob with an extractor hood over, space for an under counter fridge, plumbed for a washing machine, laminated wood strip flooring, Velux window.

## BEDROOM 12'0" x 10'3" (3.670 x 3.117)

Velux window, wall mounted electric heater.

## SHOWER ROOM 7'2" x 5'7" (2.194 x 1.709)

Modern suite comprising of a walk in shower cubicle, low level WC, wash hand basin, chrome heated towel rail, part tiled walls, Velux window, tiled flooring.

## COMMUNAL ENTRANCE

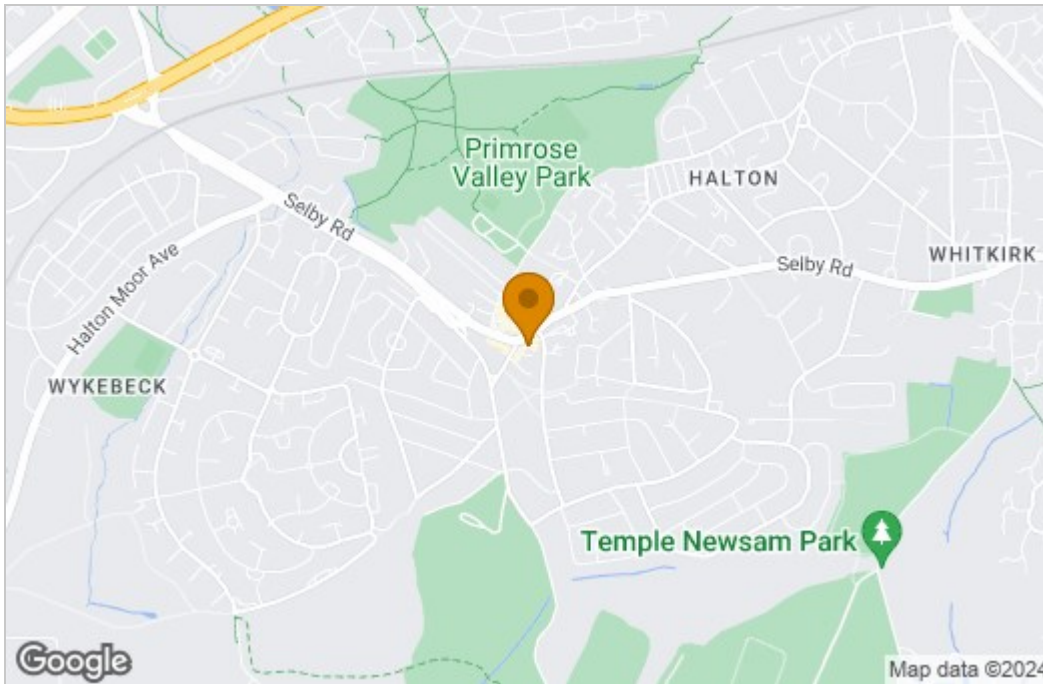
Via a secure front door and stairs to all floors.

## OPEN PLAN KITCHEN

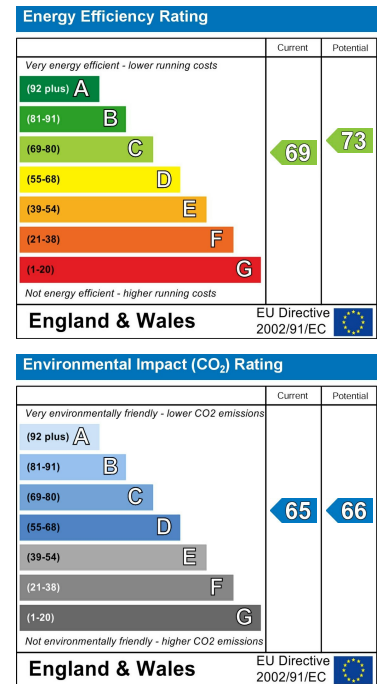
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# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

