



HOME
MARKETING & MANAGEMENT

CLAREMONT & THE COACH HOUSE, CLARENDON ROAD, LS2

£2,500,000



- Converted Georgian Manor House
- 13 Self Contained Apartments
- High Quality Presentation
- Large Car Park
- Large Storage Cellars
- Run As Serviced Apartments
- Lawned Gardens
- Impressive Entrance Hall
- City Centre Location
- Strong Trading Figures



£2,500,000

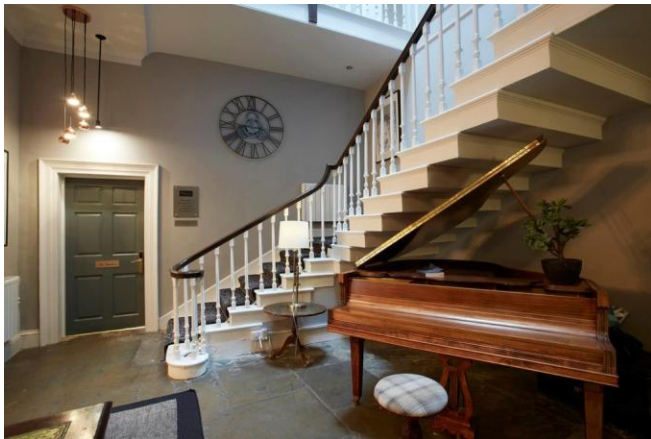
GENERAL DESCRIPTION

Thirteen impressive apartments situated on the edge of Leeds City Centre, close to Universities and Hospitals, within a Grade II listed Georgian Villa once the home of eminent physician John Deakin Heaton currently operating as high end serviced accommodation. Featuring off street parking for 10 vehicles (additional parking could be created subject to necessary planning permissions being granted), an impressive galleried landing entrance hall with feature floor tiles and roof light, large storage cellars with potential for further development (subject to necessary planning permissions and building regulations being granted), impressive character features throughout, every apartment features a modern kitchen area with kitchen island including integral appliances: Fridge with freezer compartment; wine fridge; washer dryer and dishwasher, and modern bathroom/shower room. Individual design in each of the apartments provides different styling options for each occupant. The building is currently operated as a "hands off" investment with cleaners and management in place but new owners could increase profit margins further by resuming some of the management roles, encouraging direct bookings free of commissions and potentially increasing parking spaces or accommodation options.

This superbly located historical property offers a wealth of potential and possibilities for the right investor.

The property freehold is held within a SPV limited company and the company can be purchased with the property within it if the purchaser desires.

Gross income for 2024 £338,493.09 Gross income for 2025 £317,356.29.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

