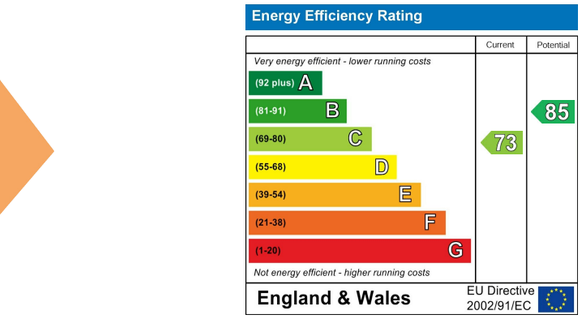
PROPERTY ADDRESS

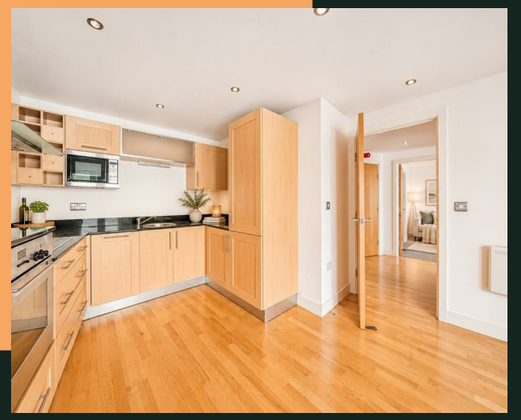
76 MacKenzie House
Chadwick Street
Leeds
Yorkshire
LS10 1PT



Chadwick Street, LS10







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- Two double bedrooms and two bathrooms
- Water bill included within service charge c£600 PA
- Estimated rental value of £1,200 PCM (£14,400 per annum) - gross rental yield of 8.47%
- Private balcony with attractive waterfront views
- Fourth-floor apartment extending to approximately 670 sq. ft.

Extending to approximately 670 sq. ft., the apartment comprises a welcoming entrance hallway with useful storage, a bright open-plan kitchen, living and dining area with integrated appliances, two double bedrooms, including a generous principal bedroom with en-suite shower room, and a separate house bathroom.

A particular feature of the apartment is its private balcony, accessed directly from the living area, offering attractive views across the waterfront and towards the Leeds city skyline.

Leeds Dock is one of the city's most established waterside residential destinations, combining city-centre convenience with a vibrant waterfront setting. Residents benefit from an excellent selection of independent coffee shops, restaurants, bars and leisure facilities, alongside the Royal Armouries Museum and picturesque canal side walks. Leeds city centre, the wider South Bank district and the train station are all within easy reach.

With an estimated rental value (ERV) of £1,200 per calendar month, equating to £14,400 per annum, the apartment offers a compelling potential gross rental yield of 8.47% based on the asking price of £169,950, before associated costs.

The combination of two double bedrooms, two bathrooms, private outdoor space and an established city-centre location makes this an attractive proposition for buy-to-let investors, young professionals and owner-occupiers alike.

NB: Some of the marketing photographs have been digitally enhanced and virtually dressed, including the addition of furniture, accessories and bathroom flush plates, for illustrative purposes. These images are intended to demonstrate the property's potential and may not reflect its current condition or specification.









Council Tax Band - D

Leasehold information

126 years remaining on the lease
Ground rent - £250 PA
Service charge - £3236 PA (WATER INCLUDED C£600PA!)