

35 Bellmount Green, Bramley

£185,000

ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
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ATTENTION INVESTORS - NO ONWARD CHAIN - IMMACULATE PROPERTY - ALREADY LET OUT - EARN RENTAL YEILD FROM DAY ONE - TENANT PAYING £1000 PCM - ALL SAFETY CERTS IN PLACE - FANTASTIC LOCATION - RECENTLY FITTED BOILER - FULLY RE-WIRED - TWO BEDROOMS - DINING KITCHEN - SEPARATE LIVING ROOM

An exceptional, high-yielding addition to any portfolio, this immaculate two-bedroom terraced home offers a completely hands-off investment. Fully modernized and meticulously maintained, the property is being sold with a reliable tenant in situ, ensuring a seamless handover and immediate rental yield from the day of completion. • Living Room: A bright, welcoming, and separate living room offering a comfortable space for tenants to relax. Dining Kitchen: A spacious, contemporary dining kitchen fitted with a modern range of wall and base units, ample workspace, and plenty of room for a dining table. Bedrooms: Two well-proportioned bedrooms providing excellent accommodation. Bathrooms: Modern family bathroom suite.

Skip the immediate maintenance costs that usually follow a property purchase. This home benefits from significant recent upgrades, including a complete electrical re-wire and a newly installed, highly efficient central heating boiler, offering the new owner long-term peace of mind. EPC RATING C

Investment Breakdown (For Illustration)
• Current Rental Income: £1,000 PCM / £12,000 per annum
• Tenant Status: Let out on an active tenancy agreement
• Chain: No onward chain
Early viewing is highly recommended to appreciate the finish and standard of this turn-key investment. Contact our team today to arrange your appointment.

LOCATION

Positioned in a fantastic location, the property benefits from superb local amenities, excellent transport links, and close proximity to employment hubs, guaranteeing enduring tenant appeal and excellent historical capital growth.







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COUNCIL TAX BAND
COUNCIL TAX BAND A

EPC RATING
EPC RATING C

EPC
The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

FIXTURES AND FITTINGS
NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

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THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

TENURE

FREEHOLD

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

ANTI MONEY LAUNDERING CHECKS

Anti-Money Laundering (AML) Checks

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



