

Estate &  
Letting Agents

dwell

Aberdeen Walk, Armley, Leeds, LS12 3SB

Asking Price: £210,000



**0113 246 4860**

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

[info@dwell-leeds.com](mailto:info@dwell-leeds.com)  
[www.dwell-leeds.com](http://www.dwell-leeds.com)

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## Property Details & Area Map

- Spacious 4 bed, 3 bath terrace
- Brand newly refurbished to a high standard throughout
- Sold with immediate vacant possession
- Extensive upgrades throughout
- Ideal ready-to-go HMO or a single/family let
- C4 planning permission already in place
- 3 new bathrooms, new kitchen
- Popular and convenient location close to the city centre
- Fire-safety ready
- Ongoing management (HMO or single let)
- No onward chain

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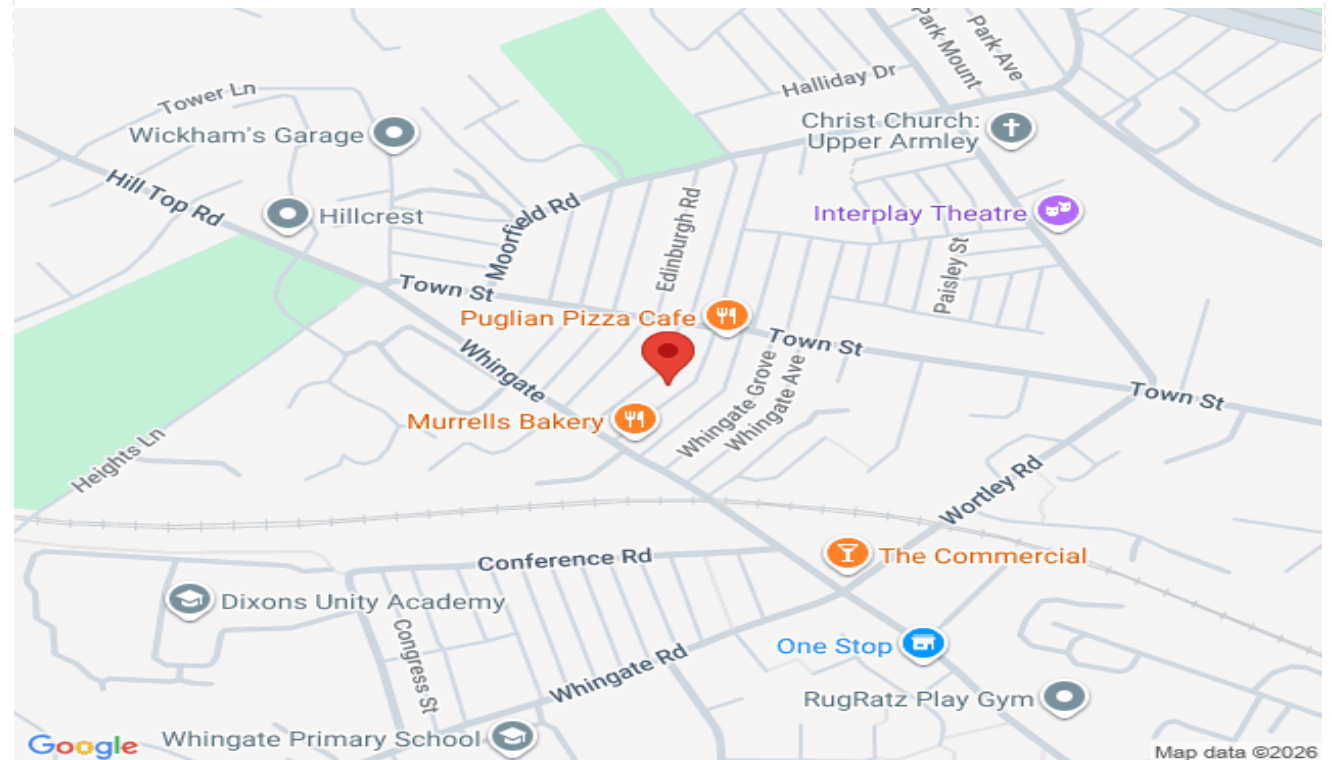
### Property Description

Dwell are very pleased to offer this newly refurbished 4 double bedroom, 3 bathroom double fronted end of terrace to the market. Sold with immediate vacant possession this excellent property has just been extensively improved throughout making this an ideal turn-key investment that is out-of-box-ready.

Newly completed works include the addition of 2 new en suite bathrooms, fully re-plastered walls, the installation of fire doors, an automatic fire detection system, newly repointed brickwork, carpets and flooring, and a stylish kitchen.

C4 (HMO) planning permission has been obtained to allow for immediate letting to 4 unrelated tenants as a HMO. Alternatively the property would make an excellent single/family let. HMO licensing is not required as it falls beneath the threshold of 5 tenants.

See the property with our [Virtual Tour](#)



## Gallery



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Our estimated rent as a 4 bedroom HMO is in the region of £2,270pcm or £27,240pa (including bills and council tax), giving an attractive gross yield of 13.0 % on Asking Price.

Our estimated rent as a single let is in the region of £1400pcm or £16,800pa giving an attractive yield of 8.0% on Asking Price.

This lovely home won't just appeal to investors and landlords however - it will also make an ideal home for many homeowners looking to move straight in without having the hassle and additional costs of making improvements.

Aberdeen Walk is located in a residential position on the western side of Armley, which is a popular suburb of Leeds with both tenants and investors, primarily due to its convenient proximity to the Leeds city centre (which is just 3 miles away). Armley's Town Street is within minutes walk from the doorstep where a range of local amenities can be found, along with a regular bus service to the city centre and beyond. Also within a short drive are Kirkstall, Headingley, Bramley, Pudsey, and Horsforth.

The property briefly comprises of the following.

To the ground floor

Entrance hall which leads to both a spacious living area and an ample-sized kitchen diner. The newly installed kitchen is finished in a contemporary grey matt unit, white Metro splash-back tiles and an oak-effect laminate flooring laid in herringbone. Fitted dining wooden dining table. Integrated appliances include electric cooker and hob, extractor fan, dishwasher, fridge and freezer. Gas combination boiler.

The lower ground floor

Includes useful 2-room storage cellar containing a newly installed consumer unit and a free-standing washing machine as well as the gas and electric meters. The cellar has possible scope to develop subject to the usual consents.

To the first floor

You will find a good-sized double bedroom at the end elevation complete with a newly installed contemporary en suite shower having an oversized curved shower enclosure, electric shower, fitted vanity unit and mirrored bathroom cabinet finished in oak, WC, heated towel rail, and a striking patterned tile effect flooring.

A second generously proportioned double bedroom also with a newly fitted en suite shower room which also includes a curved shower enclosure, electric shower, fitted vanity unit and mirrored bathroom cabinet finished in oak, WC, heated towel rail, and a patterned tiled effect flooring.

The second floor

Incorporates 2 spacious attic-style bedrooms of over 18 square metres and nearly 16 square metres respectively, into and including the eaves.

uPVC double glazed windows

Gas central heating

Fire doors and frames

Automatic fire detection system

Parking is on street



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## Floor Plans & Area Map

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## Floor Plan - Total floor area approx. 144 sq m



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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