



**Aspect 14, Leeds, LS2 8WF**

**£143,500**

- ESW1 COMPLIANT
- CASH OR MORTGAGE BUYERS
- IDEAL FOR INVESTORS
- CENTRAL LEEDS LOCATION, CLOSE TO UNIVERSITIES
- LOW SERVICE CHARGE
- EXPANSIVE LIVING AREA

PARKLANE are pleased to offer for sale a TWO BEDROOM, TWO BATHROOM apartment for sale within ASPECT 14. Open Plan living/kitchen/diner with floor to ceiling window and door to balcony over looking the communal gardens, two bedrooms and two bathrooms. Aspect 14 is a popular development within minutes of the First Direct Arena, walking distance to the universities and the recently regenerated trendy Northern Quarter area of Leeds City Centre which has various restaurants and bars. Excellent investment property or first time buy. EPC Rating C. Council Tax Band C.

Let until 27th Sept 2026 at £1025 PCM. Ideal for investors due to tenancy in place.

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CONTACT US ON [LS1@PARKLANEPROPERTIES.COM](mailto:LS1@PARKLANEPROPERTIES.COM) IF INTERESTED**



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(\*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.