

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

The Boulevard, Leeds LS10
1LL

219527147





PROPERTY DESCRIPTION

Our latest listing is in The Boulevard, Leeds LS10 1LL

Rent currently agreed with tenant of **£895** per calendar month which calculates to a **9.1%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



The Boulevard, Leeds
LS10 1LL

219527147

Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £895

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£118,000

10% Deposit (£5,000 Minimum) **£11,800**

Buyers Premium **£6,000**

Paid On Accepted Bid **£17,800**

Purchase Balance **£106,200**

SDLT Charge **£5,900**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£113,100**

Your total all in costs would be ~£113,100 after taxes and fees based on a purchase price of £118,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £150,000.



£150,000

1 bedroom apartment for sale

+ Add to report

Clarence House, Leeds City Centre

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jul 2023 to 3 Jun 2024 (331 days) by The Estate Agency Leeds, Leeds



£145,000

1 bedroom flat for sale

+ Add to report

The Boulevard, LEEDS, West Yorkshire, LS10

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 Aug 2025 by Bridgfords, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our lettings team.



£1,000 pcm

1 bedroom flat

[+ Add to report](#)

Clarence House, The Boulevard, Leeds, West Yorkshire, LS10

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Apr 2026 to 28 Apr 2026 by Smart Properties HD, Huddersfield



£975 pcm

1 bedroom flat

[+ Add to report](#)

Clarence House, Leeds Dock

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jul 2024 to 9 Sep 2024 (46 days) by Parklane, Leeds



Interested in this
property investment?

Call us on
0161 394 2637

The Boulevard, Leeds LS10 1LL

PROPERTY ID: 219527147

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.