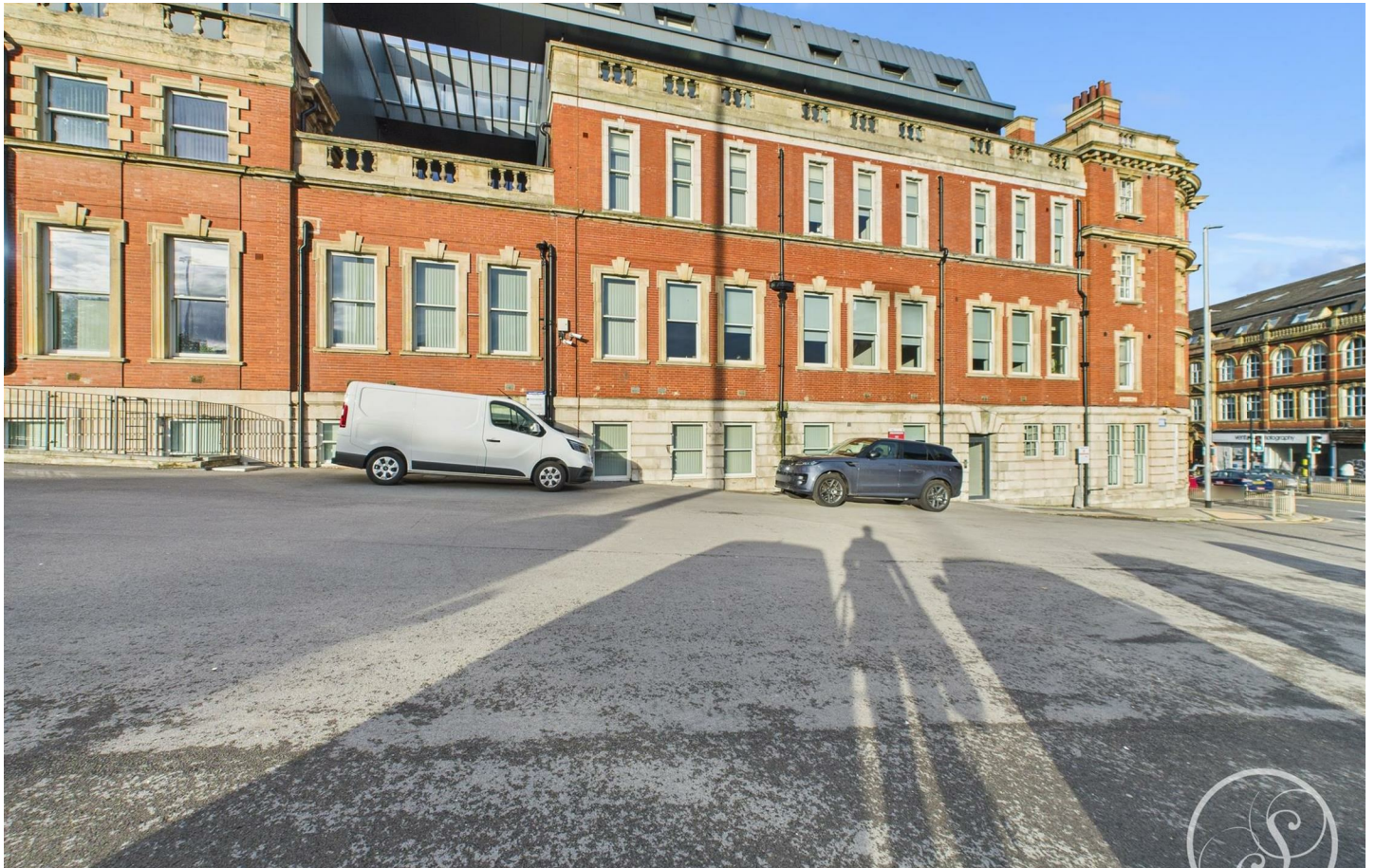




**Stoneacre**  
Properties



**North Street, Leeds, LS2 8JB**  
**Offers Over £120,000**

**\*\*\*MODERN CITY CENTRE THIRD FLOOR APARTMENT\*\*\*INVESTORS ONLY - SOLD WITH SITTING TENANT  
PAYING £950 PCM\*\*\*EXCELLENT LOCATION\*\*\***

Stoneacre Properties are pleased to offer for sale this well-presented apartment in the heart of Leeds city centre. Situated close to local amenities, transport links, and vibrant dining and entertainment options, the property comprises a bright and spacious living area, a fitted kitchen, a contemporary 3-piece bathroom, and a good-sized double bedroom. This is a ready made investment opportunity. Early internal viewings are highly recommended.

## COMMUNAL ENTRANCE

The property is entered via communal entrance with an intercom entry system.

## KITCHEN/LIVING ROOM

Spacious open-plan living room and kitchen with integrated storage, wooden flooring, and high ceilings. Features an induction hob with extractor and oven, fridge/freezer, dishwasher and washing machine, along with a large window providing ample natural light and ample room for a dining table and seating.

## BEDROOM

Good-sized double bedroom, laid to carpet, with high ceilings and a large window allowing plenty of natural light.

## BATHROOM

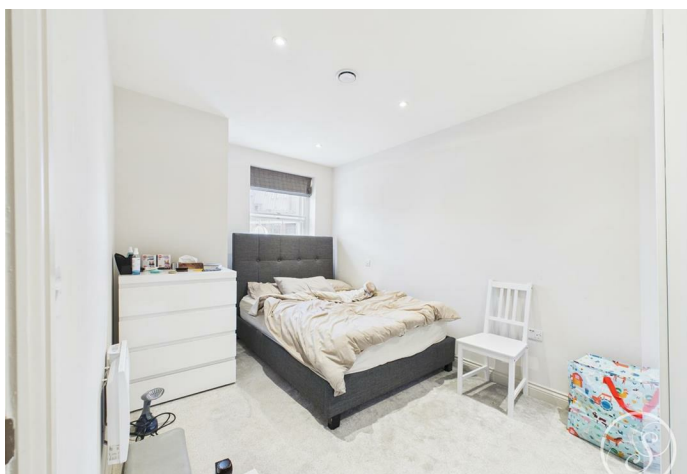
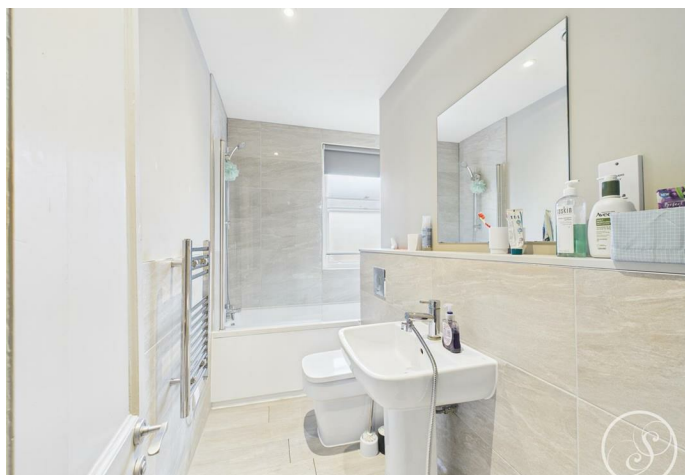
Bathroom, half-tiled, featuring an overhead shower, wall-mounted towel radiator, high ceilings, and a large window.

## EXTERNAL

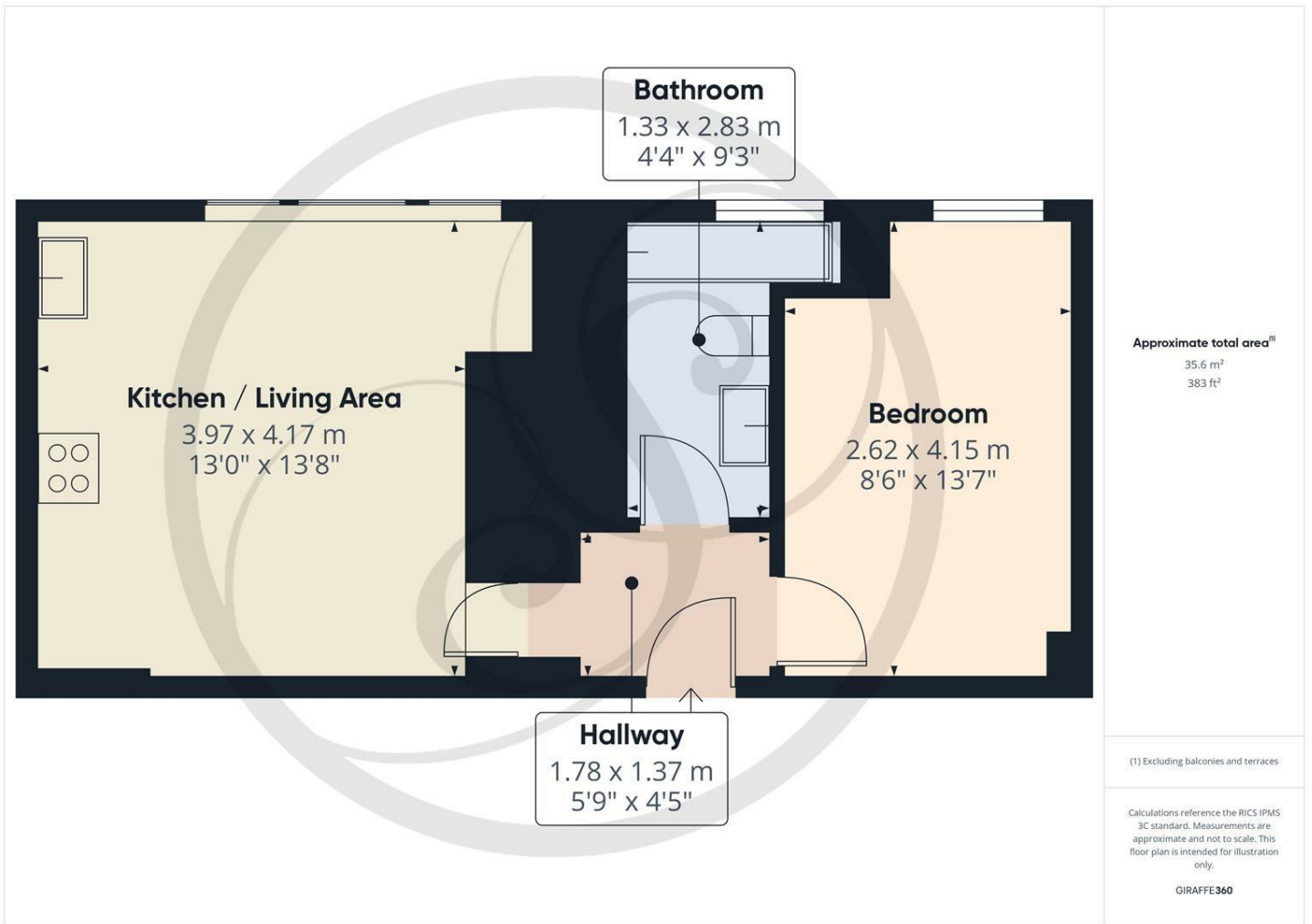
Externally, the apartment is part of a well-maintained building conveniently located within a short walk of Leeds city centre. A public park is situated right next to the building, providing a green space for relaxation and leisure.

## LEASE

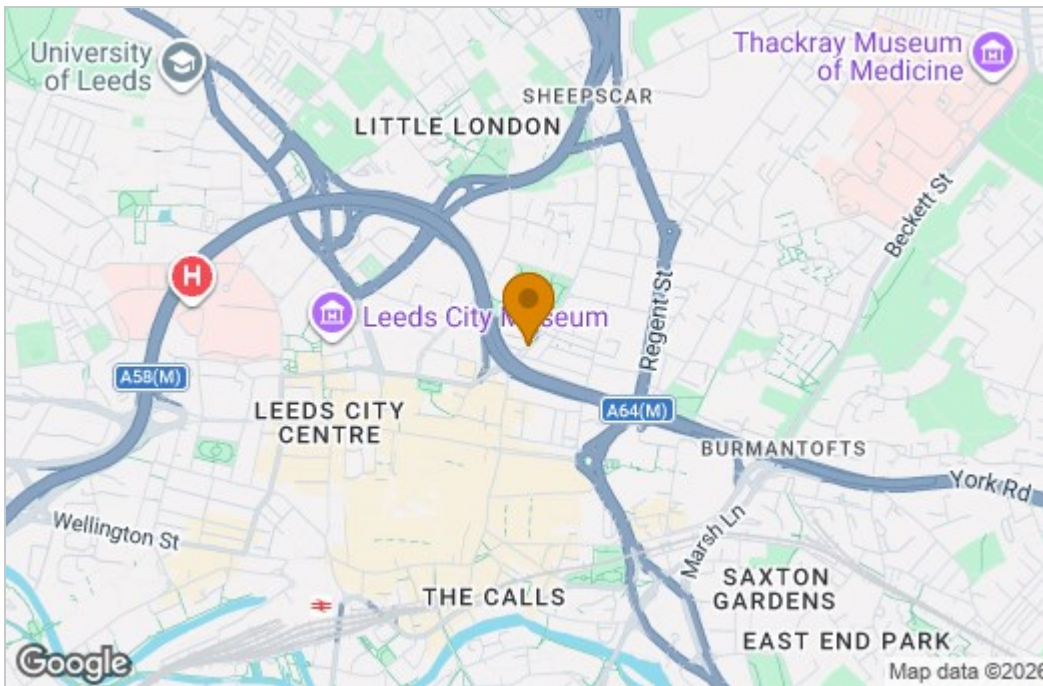
We are advised by the vendor that the property is leasehold with an original term of 250 years from 2020. The current service charge is approximately £2,584.96 per annum and ground rent is approximately £212.77 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



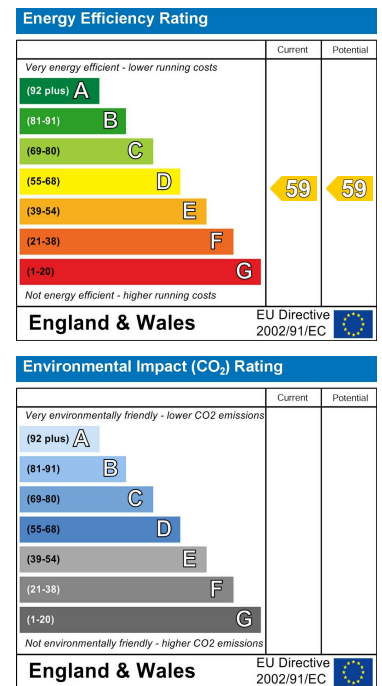
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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