

Estate &
Letting Agents

dwell

5 Springfield Court
Yeadon, Leeds
LS19 7XW
£120,000



0113 246 4860

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

info@dwell-leeds.com
www.dwell-leeds.com

Property Details

- First Floor Flat
- Two Spacious Bedrooms
- Great Location
- Great Buy to Let Investment Opportunity
- Yield (Excluding Fees): 7.1-7.4%
- Buyer Terms and Conditions Apply
- Popular Rental Area
- Good Transport Links

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Property Description

A fantastic opportunity has arisen to acquire a two-bed flat, situated in Springfield Court in Yeadon. This home is offered with a tenant-in-situ and represents an ideal turn-key investment, offering a good return.

The current achieved rent is £800pcm, with this increasing to £825pcm from August 2026, with an attractive yield of 7.1-7.3% on the asking price.

INTERIOR

This property comprises a living room, kitchen, two bedrooms and a bathroom. Upon entering, you are welcomed by a hallway featuring two generous storage cupboards - perfect for keeping coats, shoes, and bags tucked away. The heart of the home is the spacious living area, centred around a cozy electric fireplace. The kitchen is designed with ample wall and base units, an integrated oven and hob, and dedicated space for a washing machine. Both well-proportioned bedrooms comfortably accommodate double beds, while the three-piece bathroom features an overhead shower. The property further benefits from electric heating and double-glazed windows throughout. Outside, the property benefits from a non-allocated parking space.

INVESTMENT INFORMATION

Tucked away in a pocket of Yeadon, Springfield Court enjoys a desirable and convenient location. This owes much of its appeal to its exceptional proximity to Yeadon town centre, located just a short stroll away. A brief walk leads to the bustling High Street and local retail parks, offering an excellent range of daily amenities, independent shops, and supermarkets. The area is fantastic for families and professionals alike, with several highly regarded primary and secondary schools within easy reach, alongside the scenic Yeadon Tarn for outdoor recreation. For commuters, frequent local bus services seamlessly connect you to Leeds and Bradford city centres, while the nearby Guiseley train station and Leeds Bradford Airport ensure effortless access for travel further afield.

EPC Rating: D

Tenure: Leasehold

Lease: 78 Years Remaining (125 Years from 1st January 1989.)

Service Charge: £1,017 P/A

Ground Rent: £10 P/A

Rental Income: £800pcm, increasing to £825pcm from August 2026.

Gross Yield (Not Inclusive of Fees): 8-8.25%

Buyer Terms and Conditions Apply, Buyer Fee: £3,600 inc VAT

Gallery

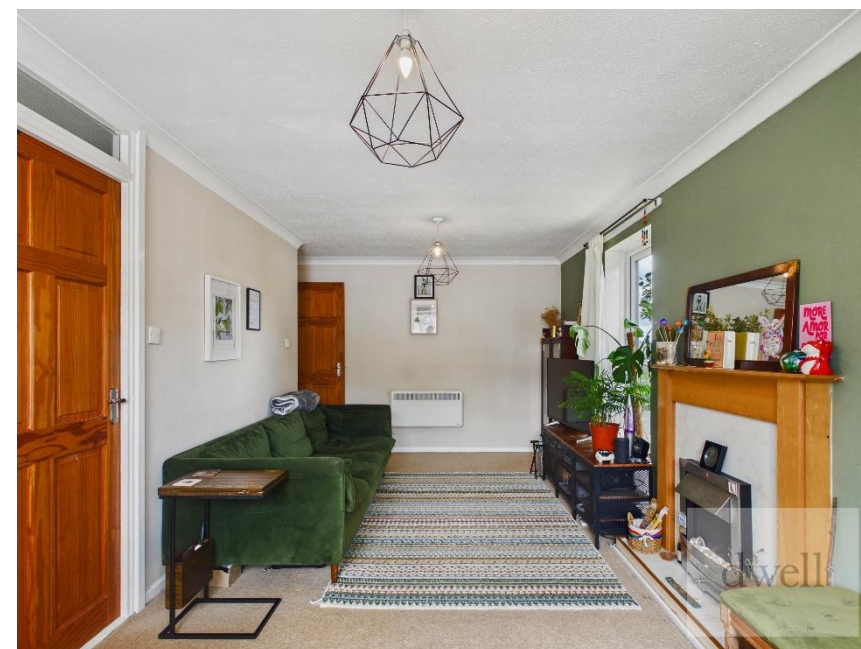
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Floor Plan and Area Map



0113 246 4860

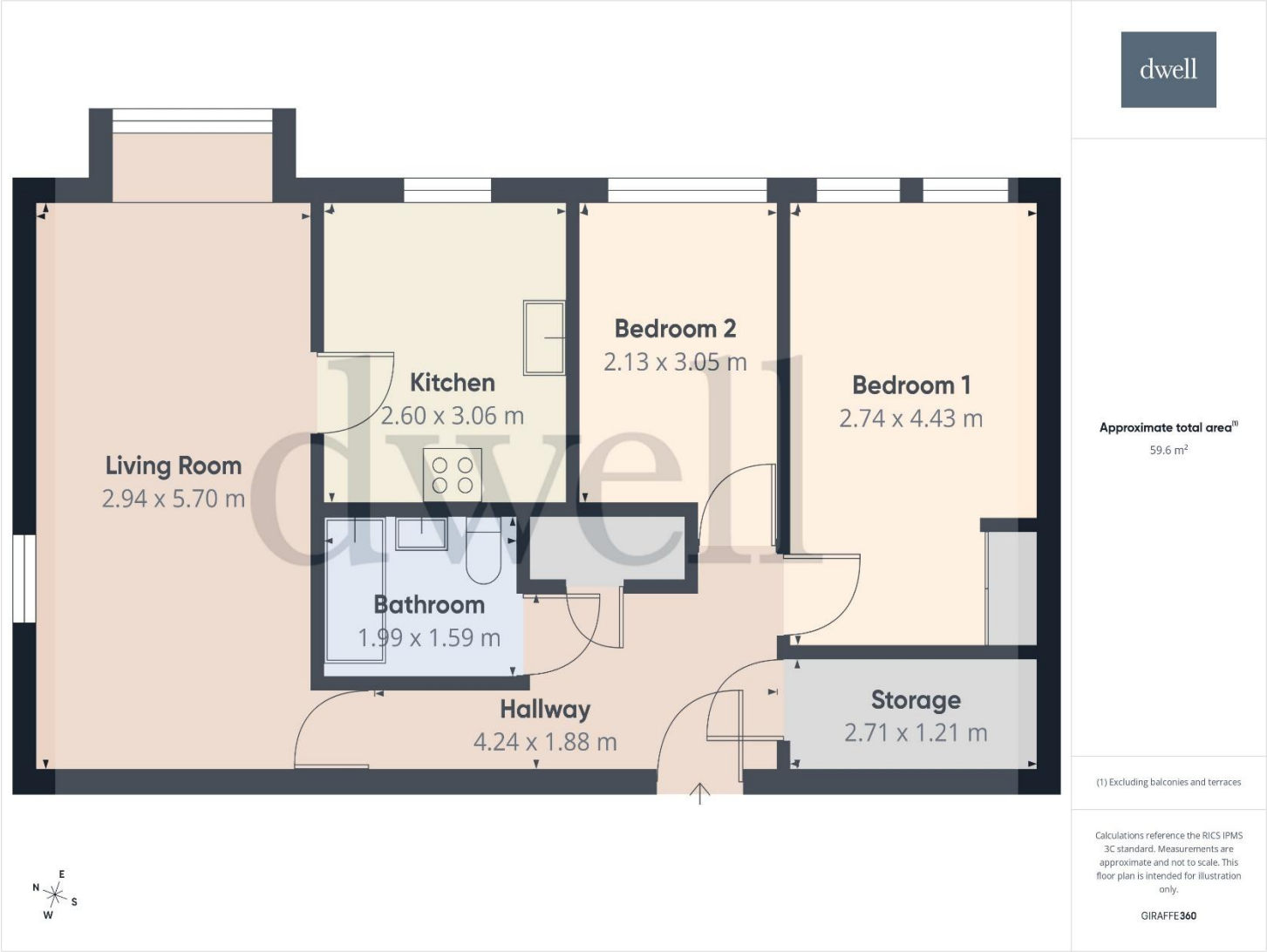
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Floor Plan - Total floor area



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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