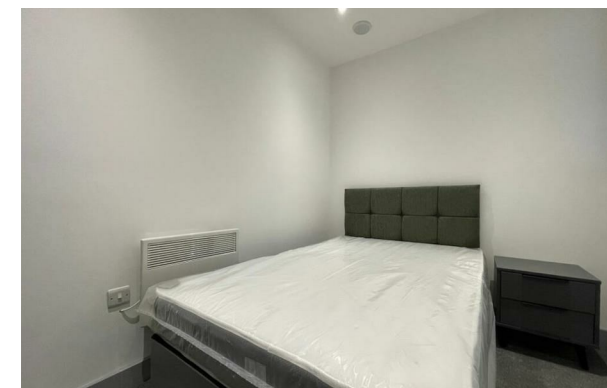




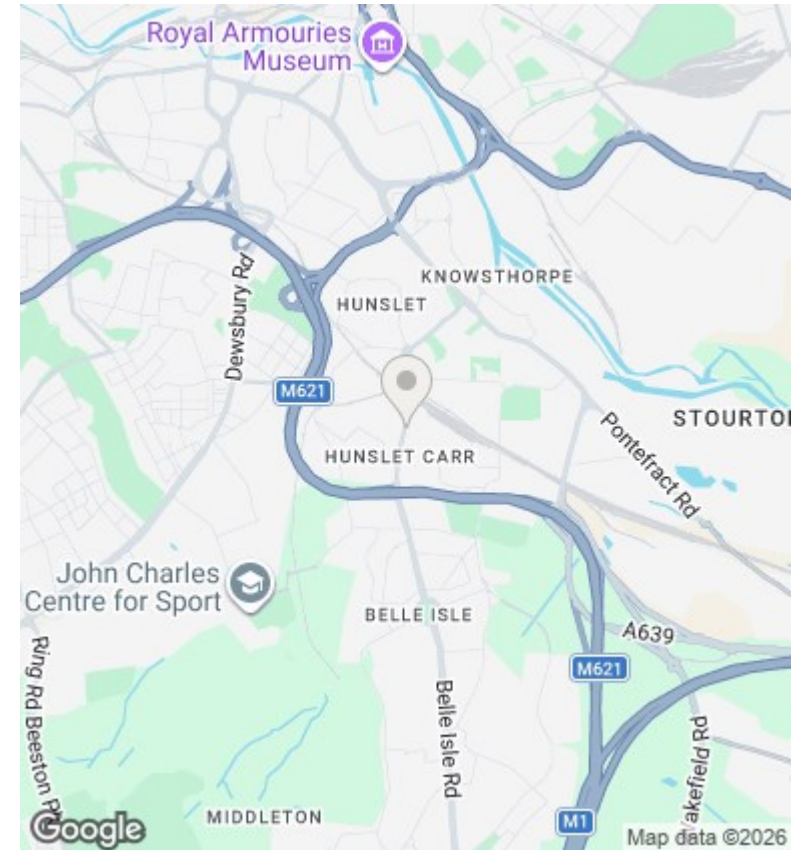
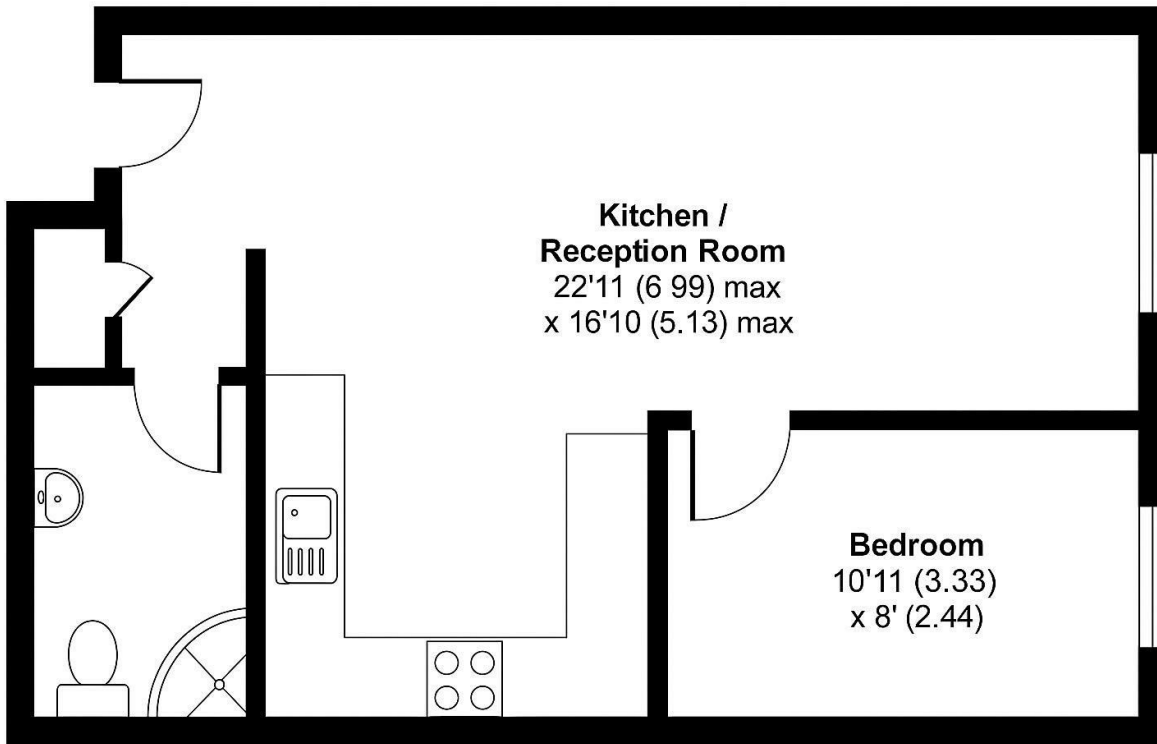
RESIDENTIAL



## 51, Bridge House Balm Road, Leeds, LS10 2BJ

£90,000

- Tenant in situ – £750 PCM
- 8.14% Net Yield
- Low-maintenance, modern apartment
- Excellent transport links and amenities nearby
- Strong rental demand in LS10
- Close to Leeds City Centre



### Directions

### Viewings

Viewings by arrangement only. Call 0113 3224 345 to make an appointment.

### Council Tax Band

### EPC Rating:

C

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  | 72                      | 73        |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |