



Stoneacre  
Properties



## Holborn Gardens

Leeds, LS6 2RF

£105,000



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**\*\*\* INVESTORS ONLY - SOLD WITH SITTING TENANT \*\*\*** Situated in Holborn Gardens, Leeds, this 1-bed apartment offers a perfect blend of comfort and convenience. The property is currently let out at £775 per calendar month, presenting an attractive investment opportunity with a return of approximately 9%, making it a smart choice for those looking to enter the property market or expand their investment portfolio.

Upon entering, you are welcomed into the hallway which provides ample storage and provides access to a large lounge that provides access to the kitchen. The fitted kitchen is well-equipped, making meal preparation a pleasure. The spacious bedroom features a walk-in wardrobe, offering ample storage.

Holborn Gardens is conveniently located, providing easy access to local amenities and transport links, ensuring that everything you need is within reach. If you are looking for a promising investment, this property is sure to impress. Don't miss the chance to make this charming flat your own.

## Entrance

Entrance hallway with 4 useful storage cupboards and access provided throughout the apartment.

## Lounge

Spacious lounge with dual aspect windows. Ample space is offered for seating and dining and access is offered to the kitchen.

## Kitchen

Fitted kitchen made up of wall and base units with integrated oven, electric hob with extractor above, sink with drainer, space for washing machine and space for fridge/freezer.

## Bedroom

Large double bedroom with walk in wardrobe.

## Bathroom

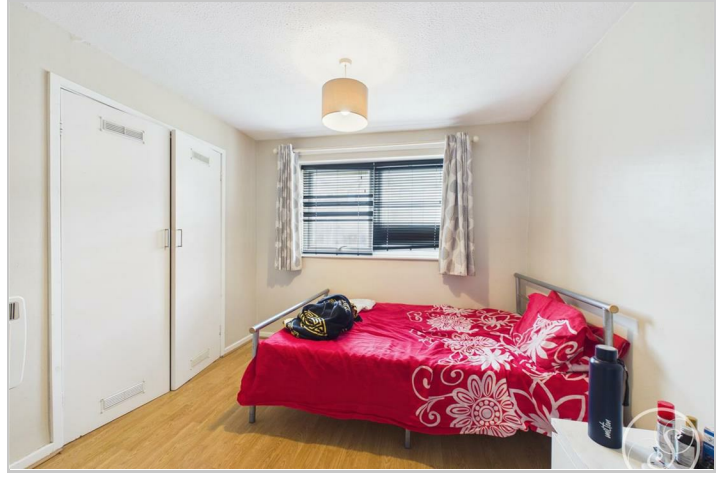
Shower over bath, toilet and sink.

## External

Communal grounds. Permit parking.

## Lease

We are advised by the vendor that the property is leasehold with an original term of 125 years from 2004. The current service charge (including ground rent) is £21.64 per month. A buyer is advised to obtain verification from their solicitor or legal advisor.



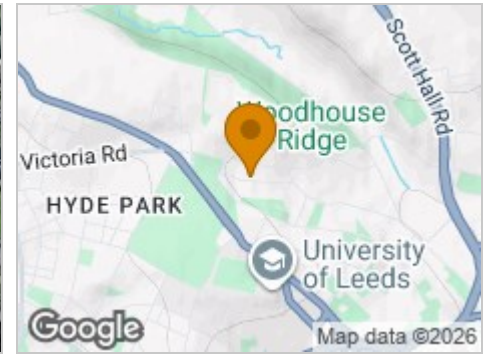
## Road Map



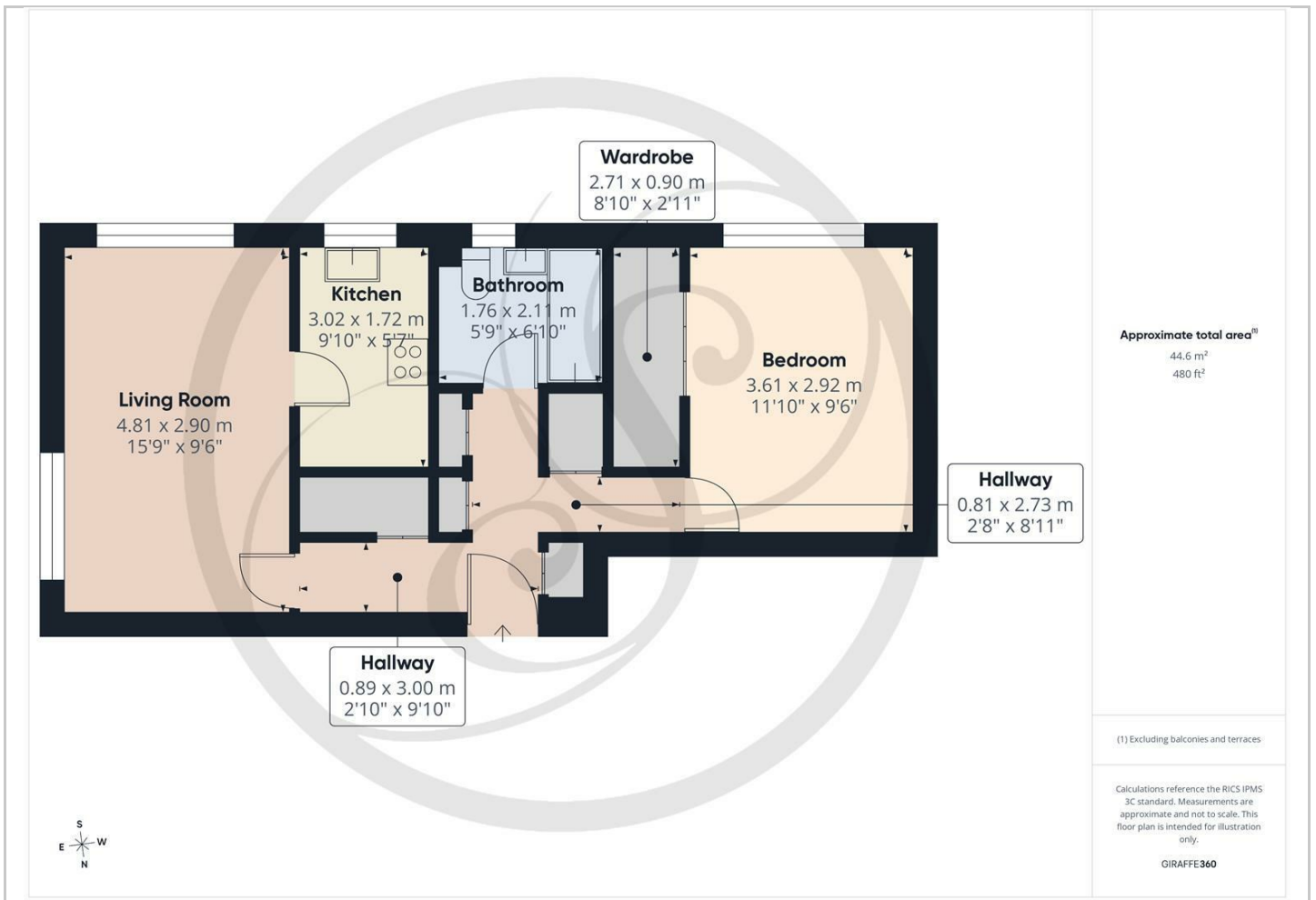
## Hybrid Map



## Terrain Map



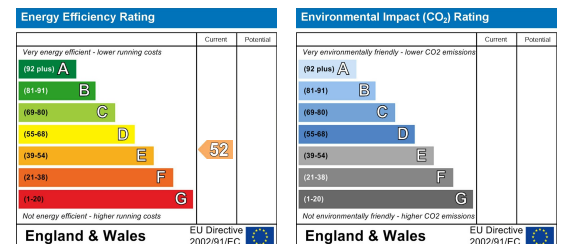
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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