



Stoneacre  
Properties



## Potternewton Lane

Chapel Allerton Leeds, LS7 3DH

£450,000



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**\*\*\*UNIQUE FREEHOLD INVESTMENT OPPORTUNITY \*\*\* NEW ROOF RECENTLY FITTED \*\*\* FLAT 3 RECENTLY UPDATED \*\*\***  
Stoneacre Properties are delighted to offer for sale this fantastic investment opportunity. Comprising three self contained flats with existing tenancies, located in Chapel Allerton and therefore offering excellent access to local amenities, restaurants and bars with Leeds City Centre being a short drive or bus ride away. The properties each have gas central heating and double glazing. There is off street parking available for 2-3 cars along with communal gardens. The current annual income is £28,440 broken down as per below. This unique opportunity must be viewed to appreciate.

Flat 1 - 2-bed; 2-bath property - current rent: £825 PCM

Flat 2 - 1-bed; 1-bath property - current rent: £720 PCM

Flat 3 - 1-bed; 1-bath property - current rent: £825 PCM

## FLAT ONE

Two double bedroom duplex apartment, comprising a bright and spacious lounge/kitchen with white goods included, downstairs a large master bedroom with fitted wardrobes and en-suite, large second double bedroom, house bathroom with separate toilet and offering good storage space.

The property is currently let at £825 pcm.

## FLAT TWO

Comprising a bright and spacious lounge/kitchen with white goods included, downstairs a double bedroom with en-suite, house bathroom and also offers a utility room.

The property is currently let at £720 pcm.

## FLAT THREE

First floor apartment comprising a bright and spacious lounge/kitchen with white goods included, large double bedroom and fully tiled shower room.

The property is currently let at £825 pcm.



## Road Map



## Hybrid Map



## Terrain Map



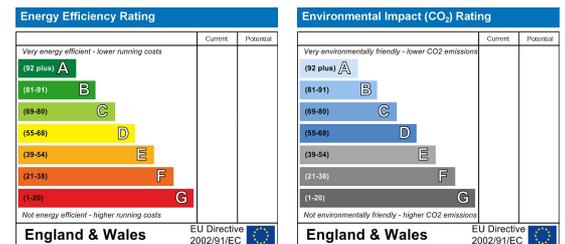
## Floor Plan



## 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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