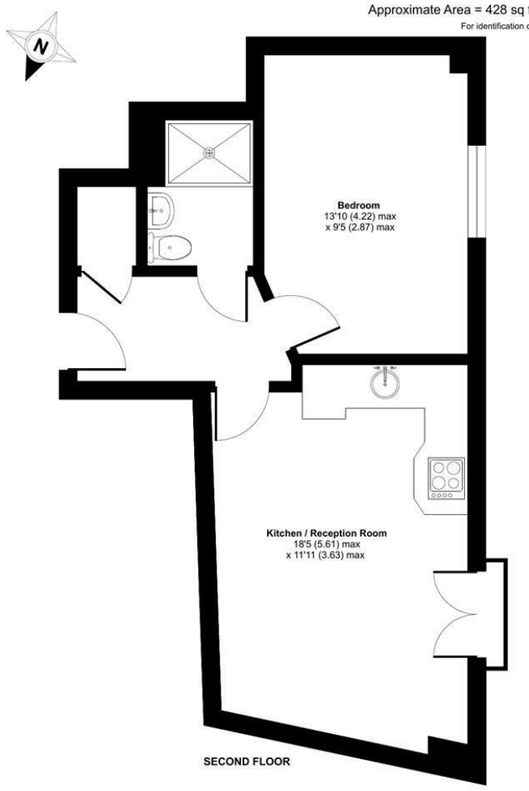
Mackenzie House, Chadwick Street, Hunslet, Leeds, LS10

Approximate Area = 428 sq ft / 40 sq m

For identification only - Not to scale

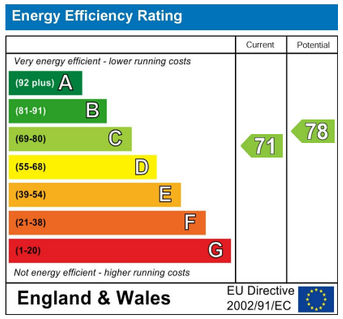


RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Vision Properties. REF: 904573

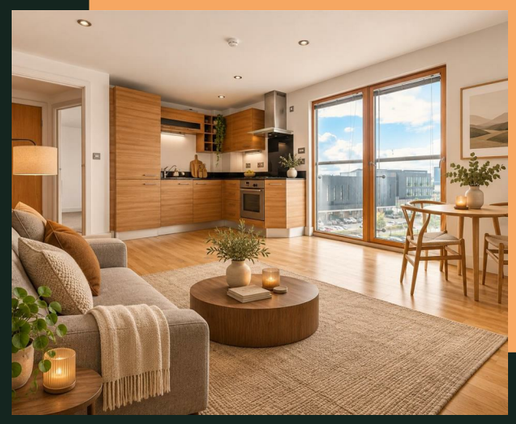
PROPERTY ADDRESS

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LS10 1PU



Chadwick Street, LS10







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- EXCELLENT INVESTMENT OPPORTUNITY – CURRENTLY LET AT £835 PCM (£10,020 PA) - 9.1% YIELD
- WATER BILL INCLUDED WITHIN SERVICE CHAREGE c£600 PA
- EWS1 - B1 RATED
- SOUGHT-AFTER LEEDS DOCK LOCATION WITH WATERSIDE AMENITIES
- LIFT ACCESS & CONVENIENT CONNECTIONS TO LEEDS CITY CENTRE

Situated on the second floor of Mackenzie House, this contemporary apartment offers approximately 428 sq. ft. (40 sq. m.) of thoughtfully arranged accommodation, with an open-plan living space, a double bedroom and a modern shower room.

The heart of the property is its bright and spacious open-plan living, kitchen and dining area, benefiting from attractive wood flooring and full-height glazed doors opening onto a Juliet balcony, allowing an abundance of natural light into the apartment.

The fitted kitchen features a range of wood-effect wall and base units, contrasting work surfaces, an integrated electric oven, hob and extractor hood, providing a practical and contemporary cooking space.

The generously proportioned double bedroom offers a comfortable and versatile space, with a large window overlooking the surrounding cityscape, neutral décor and carpeted flooring.

Completing the accommodation is a modern shower room, fitted with a glazed shower enclosure, wash hand basin, WC, chrome heated towel rail and complementary tiling.

Mackenzie House forms part of Leeds Dock, one of the city's most established waterside residential neighbourhoods, offering an excellent balance of city-centre convenience and a distinctive waterfront setting. The development also benefits from lift access to the apartments and convenient access to the wider motorway network, making it an appealing location for professionals working across Leeds and beyond.

Leeds Dock:

One of Leeds' most distinctive waterfront neighbourhoods. Combining modern residential developments with an established mix of independent businesses, leisure facilities and cultural attractions, Leeds Dock offers a fantastic setting for those seeking convenient city living with a more relaxed waterside atmosphere.

Residents have an excellent selection of amenities on their doorstep, including coffee shops, restaurants, bars, a convenience store and fitness facilities. The renowned Royal Armouries Museum is also located within the development, adding to the area's unique character and appeal.

Leeds City Centre, including its extensive shopping, dining and entertainment destinations, is within comfortable walking distance, whilst the popular Leeds Dock water taxi provides an alternative connection towards Granary Wharf and Leeds railway station. Excellent road connections also make the location particularly convenient for those commuting further afield.

Investment Opportunity:

The property is currently let at £835 per calendar month, producing an annual rental income of £10,020, generating a 9.1% yield and offering an excellent opportunity for an investor seeking a tenanted apartment in an established residential location.









Council tax band - C

NB: Some of these Images have been digitally enhanced and virtually staged

Leasehold details

Ground rent - £250 PA
Service charge - £2104 (WATER BILL c£600 PA AND BUILDING INSURANCE INCLUDED)
126 years remaining on the lease