



Clarendon Road, Leeds LS2 9DR

welcome to

Clarendon Road, Leeds

Spacious ground floor apartment featuring four double bedrooms, each with its own en-suite shower room, and an open plan living/kitchen area. Benefiting from allocated parking, communal gardens, and easy access to Leeds University, this property is an ideal investment opportunity.



Flat 3, 67 Clarendon Road

The flat being located in a very convenient position close to the city centre, has a proven track record as a successful rental business. For the past seven years the current landlords have maintained a full permanent rental of all four rooms. Most of the tenants have rented over extended periods, the longest currently being around ten years. This provides continuity over contractual agreements and facilitates the ease of the general flat management. The flat has attracted working professionals, which has the advantage of respectful relationships and property maintenance. This sale represents a very attractive business proposition.

Kitchen/Living Room

Offering open plan living, the kitchen offers a range of wall and base units with work surfaces, integrated oven, spaces for other appliances and furniture in the living area.

Bedroom One

A double bedroom with access to en-suite facilities.

En-Suite

Comprising a shower cubicle, wc and hand basin.

Bedroom Two

A double bedroom with access to en-suite facilities.

En-Suite

Comprising a shower cubicle, wc and hand basin.

Bedroom Three

A double bedroom with access to en-suite facilities.

En-Suite

Comprising a shower cubicle, wc and hand basin.

Bedroom Four

A double bedroom with access to en-suite facilities.

En-Suite

Comprising a shower cubicle, wc and hand basin.

Externally

There is allocated parking and access to communal gardens.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Clarendon Road, Leeds

- ****GUIDE PRICE £230,000 - £240,000****
- **SPACIOUS GROUND FLOOR APARTMENT**
- **FOUR DOUBLE BEDROOMS**
- **FOUR EN-SUITES**
- **OPEN PLAN LIVING/KITCHEN**

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1949.12

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Oct 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£230,000 - £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110116 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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