

Gotts Road
Leeds, LS12 1DF

£160,000

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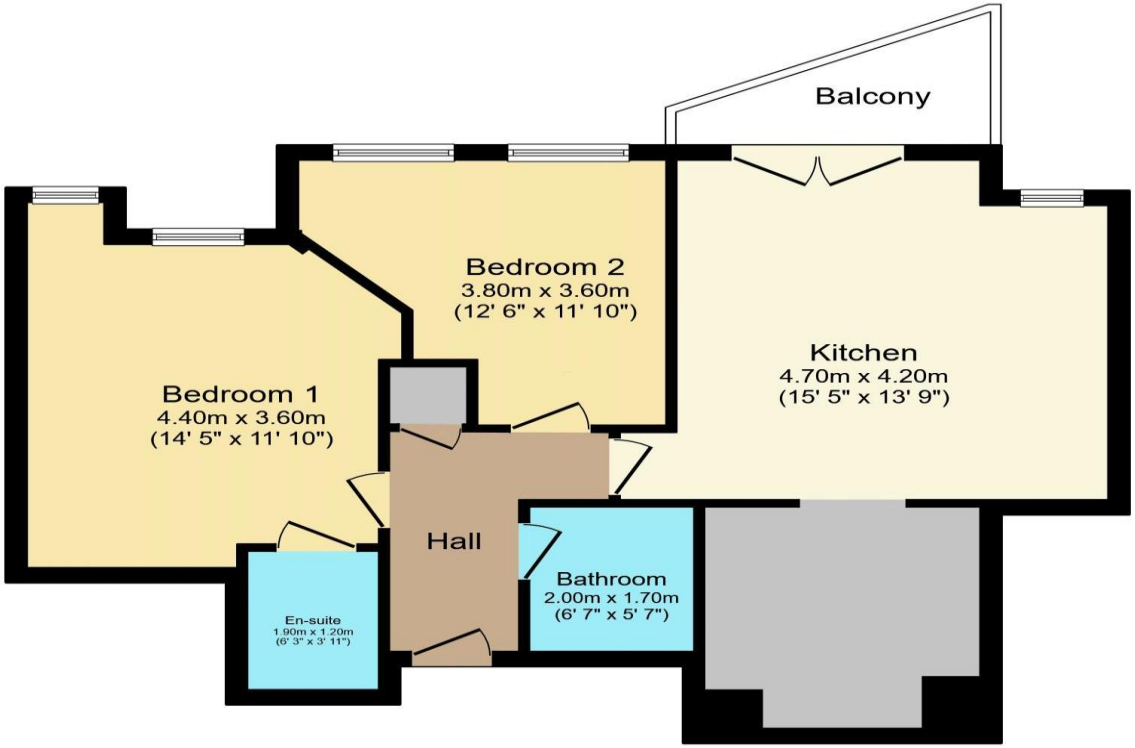


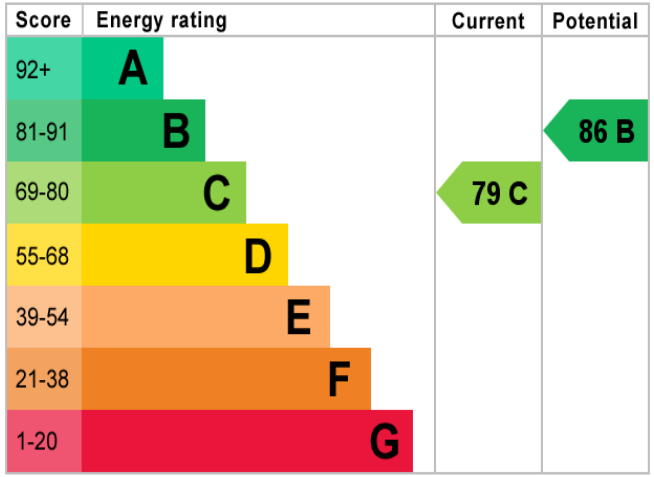
MAIN FEATURES:

- **Well Presented Fourth Floor Apartment with Security Entry System**
- **Fitted Kitchen Opening to Lounge/Diner**
- **Master Bedroom with En-suite**
- **Second Double Bedroom & Family Bathroom/WC**
- **Balcony**
- **Long Lease & Opportunity to Apply for Permit Parking**
- **Landlords Only - Paying Tenant in Situ**

This well presented fourth floor apartment on Gotts Road, offers an excellent investment opportunity for landlords, with a reliable tenant already in situ. Set within a modern development with a 24/7 concierge service and secure entry system, the property combines convenience, comfort and peace of mind. The accommodation features a stylish fitted kitchen opening into a bright and spacious lounge/diner, creating an ideal living and entertaining space. The master bedroom benefits from an en-suite shower room, while a second generous double bedroom is served by a contemporary family bathroom/WC. A private balcony provides an attractive outdoor retreat with elevated views. Further advantages include a long lease and the opportunity to apply for permit parking.

Located just west of Leeds city centre, the LS12 area is increasingly popular with professionals due to its excellent transport links, including easy access to major motorways and regular bus routes. Residents enjoy proximity to local amenities, green spaces and the vibrant offerings of Leeds, including shopping, dining and cultural attractions. This combination of location, lifestyle and strong rental demand makes the property a compelling addition to any investment portfolio.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
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We're Open:
8am – 8pm 7 days a week

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