



## **Candle House Wharf Approach, Leeds, LS1 4GJ**

**Asking price £175,000**

CityRise are delighted to present this modern one-bedroom apartment in Leeds city centre, presenting an ideal opportunity for investors seeking a turnkey rental property.

With a tenant already in situ, this property generates immediate income, currently rented at £1,100 per calendar month. The apartment offers a sleek, open-plan kitchen/living space, a spacious double bedroom with built-in wardrobe, and a stylish bathroom. Additional features include high-spec integrated appliances and access to the building's stunning rooftop terrace with panoramic city views.

Located just moments from Leeds Train Station, it is perfectly positioned for professional tenants working in and around the city.

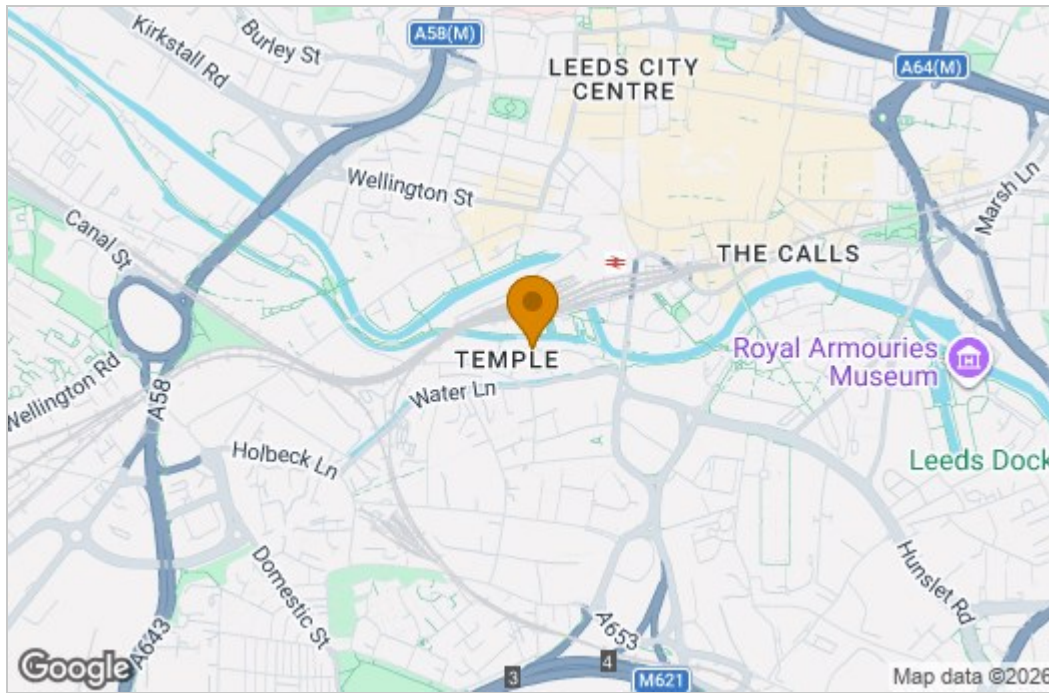
Whether you're expanding your portfolio or looking for a strong first investment, this is an opportunity not to be missed.

Ref No: 10017

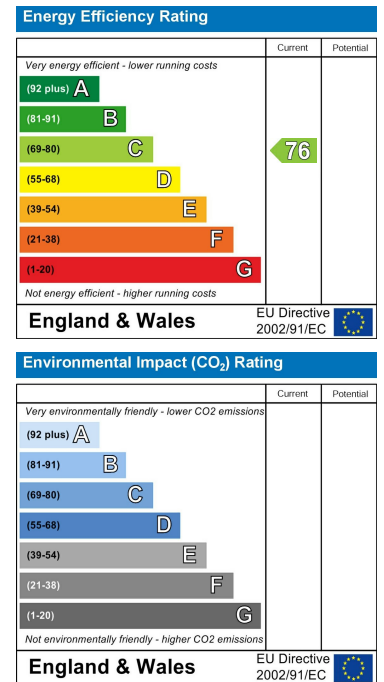


# Floor Plan

# Area Map



# Energy Efficiency Graph



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