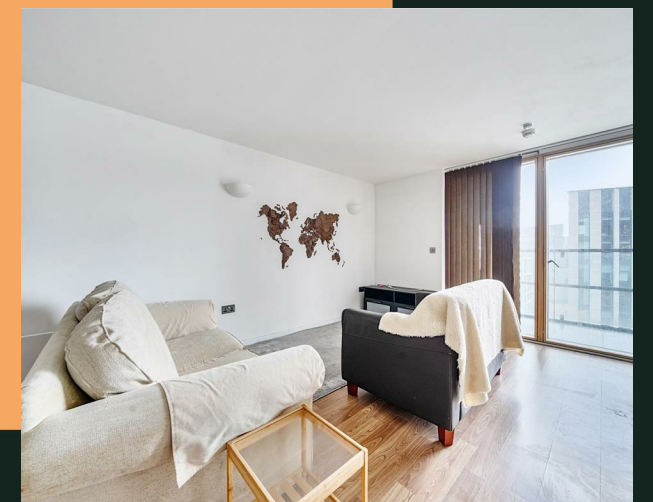


Wellington Street, LS1



PROPERTY ADDRESS
332 West Point
Wellington Street
Leeds
LS1 4JU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	80
EU Directive 2002/91/EC		

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- Two double bedrooms; one with ensuite and family bathroom
- Private balcony with south-westerly aspect offering the best balance of light and warmth
- Large secure underground premium parking space (worth £175 PM!!)
- 24-hour concierge in central LS1
- In possession of EWS1 - B1 Rated

The apartment offers a bright and well-balanced layout, with an open-plan kitchen, dining and living area designed for both everyday comfort and entertaining. Large glazing allows natural light to flood the space, while the balcony provides an ideal setting to relax and enjoy the warmer months with a sunny orientation towards the city skyline.

A particular highlight — and significant premium feature — is the large, secure underground parking space, offering exceptional convenience and ease of access. Spaces of this size and position are limited within the building and add genuine long-term value for both owner-occupiers and investors.

West Point remains one of Leeds city centre’s most established and recognisable residential addresses, benefiting from secure entry, lift access and a 24-hour concierge service, all just a short walk from Leeds Railway Station, the financial district and the city’s vibrant retail and leisure scene.

An ideal purchase for professionals seeking a central lifestyle, or investors looking for a proven development with consistent tenant demand.

****ATTENTION INVESTORS****

Currently vacant possession

Estimated rental valuation: £1,250 PCM + £175 PCM parking

Total income: £1,425 PCM / £17,100 PA

Generating an optimised 7.5% gross yield

Accommodation Highlights:

Two well-proportioned double bedrooms, including a principal bedroom with ensuite

Modern house bathroom with contemporary fittings

Spacious open-plan kitchen/living area with integrated appliances



Your Text Here



Private south-westerly balcony enjoying excellent natural light

Large premium secure underground parking space

24-hour concierge, secure fob entry and lift access

West Point continues to attract strong demand due to its central LS1 positioning, practical layouts and reputation as a professionally managed development — making this an excellent opportunity to acquire a stylish home or a high-performing city investment.

****EWS1 available on request****

Council tax band - D