



## Fantastic Development and Investment Opportunity

**Austhorpe Road**

Crossgates, Leeds, LS15 8EF

**£274,950**

# Property Features

- FANTASTIC DEVELOPMENT & INVESTMENT OPPORTUNITY
- FULL PLANNING PERMISSION TO CONVERT THE LOWER GROUND FLOOR INTO A LARGE 2 BED 2 BATH FLAT
- 3 SELF CONTAINED FLATS
- CHAIN FREE
- NO SERVICE CHARGE
- CIRCA 110 YEARS REMAINING ON THE LEASES
- LARGE CAR PARK TO THE REAR
- TOTAL INCOME OF £1475PCM WITH SCOPE TO INCREASE

## Full Description

### SUMMARY

LET LEEDS is proud to offer for sale this FANTASTIC DEVELOPMENT AND INVESTMENT OPPORTUNITY to purchase a semi-detached building which has been converted into 3 self-contained flats and with full planning permission for the conversion of the lower ground floor into a large 2 bedroom, 2 bathroom flat. Currently creating an annual income of £17,700.

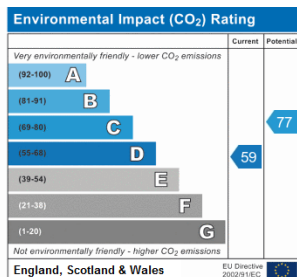
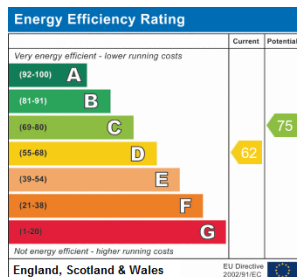
### FLAT 1

Located on the ground floor is this very generous 1 bedroom flat which is currently let out at £500pcm. Briefly comprising 1 large double bedroom located to the rear of the building with a large bay window, flooding the room with natural light, a bathroom with a 3 piece suite, kitchen leading onto the spacious lounge with another large bay window. The current tenant has occupied the property for 7 years. Gas central heating and partially double glazed.



**Floor Plan**  
Floor area 61.0 sq. m. (657 sq. ft.) approx

www.letleeds.com

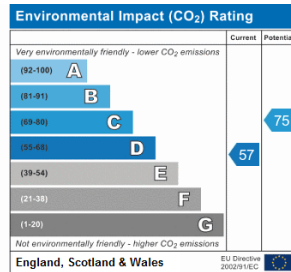
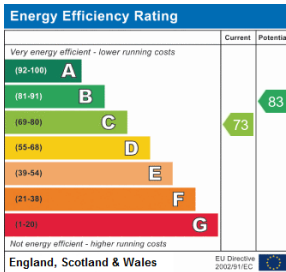


Total floor area 61.0 sq. m. (657 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## FLAT 2

Let out at £550pcm, this is a spacious 2 bedroom flat located on the first floor of the building. With access via the communal entrance, the flat briefly comprises 2 double bedrooms, a modern fitted kitchen, lounge and bathroom with a separate toilet. The current tenant has occupied the property for 12 months. Electric heating and double glazed.



**Floor Plan**

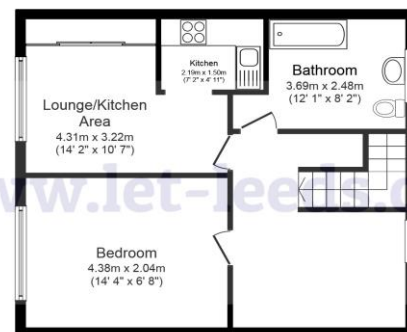
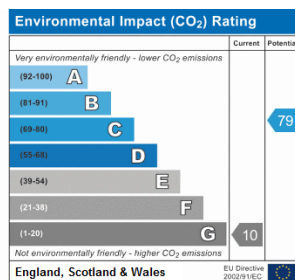
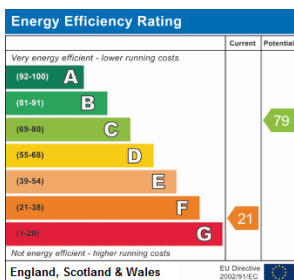
Floor area 75.0 sq. m. (807 sq. ft.) approx

Total floor area 75.0 sq. m. (807 sq. ft.) approx

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## FLAT 3

Situated on the top floor is another self-contained 1 bedroom flat currently let out at £425pcm. With access via the communal entrance, the flat briefly comprises an open plan kitchen lounge area with a large dormer window, a generous double bedroom and a 3 piece suite bathroom. The current tenant has occupied the property for 2 years. Electric heating and double glazed.



**Floor Plan**

Floor area 56.0 sq. m. (603 sq. ft.) approx

Total floor area 56.0 sq. m. (603 sq. ft.) approx

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## LOWER GROUND FLOOR

With full planning permission to convert the lower ground floor into a large 2 bedroom, 2 bathroom flat, this will further increase the total rental income and value of the building. Architects drawings can be seen highlighted in red.



## INVESTOR INFORMATION

Each flat is on a separate leasehold title with circa 110 years remaining on the leases. With no service charge, the ground rent is £125 per annum with the next review in 2023.

The property is currently tenanted; therefore viewing is strictly by appointment only. Please be mindful that we will need to give the Tenant 48 hours' notice of a viewing at the property. TO ARRANGE A VIEWING PHONE OUR SALES DEPARTMENT NOW ON 0113 322 9533.

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LS3 1JY

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements