

Every move matters

LET
LEEDS



Broadway House

Broadway, Horsforth, Leeds, LS18 4RE

OIRO £500,000

Property Summary

Let Leeds is delighted to offer for sale this fantastic stone property in Horsforth as a freehold purchase, which has been thoughtfully converted into 4 self-contained one bedroom apartments with parking at the rear. Each apartment is current let out on an assured shorthold tenancy, generating a monthly income of £2,470 pcm. This is a fantastic investment opportunity in a prime location with a gross annual yield of 5.9%.

LOCATION Located in the leafy suburb of Horsforth in West Leeds, the well maintained property benefits from fantastic transport links to Leeds City Centre and the surrounding areas. It is close to a number of brilliant local amenities including restaurants, bars and shops and has proved to be a highly sought after location for professional tenants.

BUILDING Converted around 4 years ago, and still benefitting from the 6 years' building guarantee, this a beautiful stone building has been split up into 4 attractive apartments. Each apartment briefly comprises an entrance hallway; open plan kitchen/living area featuring high gloss units and windows on either side flooding the room with natural light; double bedroom with fitted wardrobes and a modern bathroom with a walk in shower, partially-tiled walls and tiled flooring. Two of the apartments have full gas central heating and two with electric heating and central heating radiators.

FURTHER INFORMATION Ideal for a buy-to-let investor who is starting to build a portfolio in Leeds, or an existing investor looking to grow their portfolio. The property has a strong history as a successful let since its conversion into apartments. Already tenanted, it is an opportunity to purchase an investment providing immediate income.

The apartments are currently let at a rental value of £29,640 per annum, on an assured shorthold tenancy agreement, with varying tenancy end dates.

TO VIEW, PLEASE CALL THE LET LEEDS SALES DEPARTMENT ON 0113 322 9533. Please note, as the property is currently occupied, we must give at least 48 hours written notice prior to a viewing.



Floor Plan

Floor area 37.0 sq. m. (398 sq. ft.) approx

Total floor area 37.0 sq. m. (398 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

St Andrews Court
Leeds
West Yorkshire
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 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

- FANTASTIC INVESTMENT OPPORTUNITY
- 4 MODERN ONE BEDROOM APARTMENTS
- PRIME LOCATION
- CURRENTLY TENANTED TOTALLING £2470pcm
- 6 YEAR BUILD GUARANTEE
- FREEHOLD PURCHASE
- CREATING A GROSS ANNUAL YIELD OF 5.9%