

# Every move matters

LET  
LEEDS



**Clark Road**

East End Park, Leeds, LS9 8QQ

**£89,999**

[www.let-leeds.com](http://www.let-leeds.com)

# Property Summary

LET LEEDS are delighted to offer for sale, this 3 bed, through-terrace property currently let out at £600pcm. Producing a very attractive 8% gross annual yield, this is a great property for a first time investor or someone looking to add to their current portfolio.

**LOUNGE** Neutrally decorated lounge area situated to the front of the property. The room benefits from a gas fireplace, UPVC windows and carpeted flooring.

**KITCHEN** The kitchen is situated to the rear of the property with access out to the back patio area. The kitchen benefits from ample storage with a range of wall and base units and also features a small storage cupboard underneath the stairs.

**BEDROOM 1** Situated to the rear of the property is this good sized double bedroom with built in cupboard space, and wood laminate flooring.

**BEDROOM 2** Large double bedroom situated to the front of the property. The room includes a built in wardrobe and storage units with wood laminate flooring.

**SPARE ROOM/STUDY ROOM** Small spare room situated to the front of the property, the room is neutrally decorated and has a wardrobe for storage.

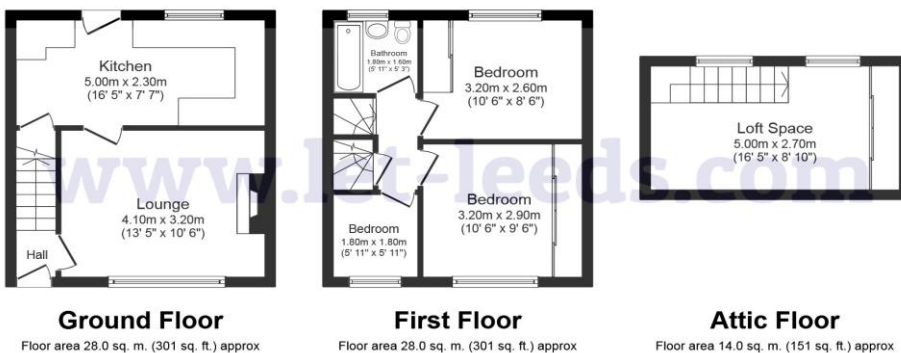
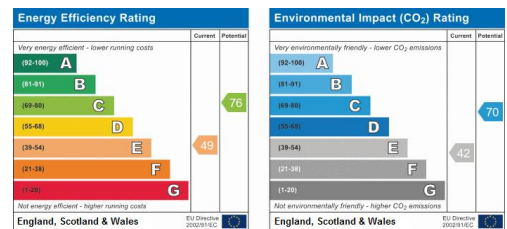
**BATHROOM** A fully tiled neutral bathroom which includes a bath with a mains shower overhead, WC, hand basin and a mirrored cabinet.

**ATTIC SPACE** The attic benefits from fantastic storage in the eaves and is fully boarded with fitted carpet and could be used as an additional bedroom.

**OUTSIDE SPACE** To the rear, the property benefits from a spacious patio area and plenty of on street parking.

**FURTHER INFORMATION** This property is currently tenanted at a rental of £600pcm.

As the property is currently tenanted, 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.



- BUY TO LET INVESTMENT
- CURRENTLY TENANTED
- ACHIEVING £600PCM
- PRODUCING AN 8% GROSS ANNUAL YIELD
- THROUGH TERRACE WITH OUTSIDE SPACE
- CLOSE PROXIMITY TO THE CITY CENTRE
- USEFUL ATTIC SPACE
- FANTASTIC OUTSIDE SPACE

Total floor area 68.7 sq. m. (739 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

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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