

Every move matters

LET
LEEDS



Queens Court, Mount Pleasant Road

Pudsey, LS28 7WE

£130,000

Property Summary

LET LEEDS are pleased to offer for sale this spacious top floor apartment, in the popular location of Pudsey. The property is currently tenanted until July 2020 at a rental of £650pcm producing an attractive 6% gross annual yield. Suitable for a first time investor or someone looking to add to their current portfolio.

KITCHEN Modern fitted kitchen comprising a range of wall and base units with complementing countertops and splashback tiles. Neutrally decorated with fitted lino flooring.

LOUNGE/DINER A fantastic, spacious living area with dark wood effect laminate, triple aspect double glazed windows, flooding the room with natural light and electric wall heaters.

BEDROOM 1 Double bedroom with double glazed bay window, wall heater, neutral décor and fitted carpet and access to en suite bathroom.

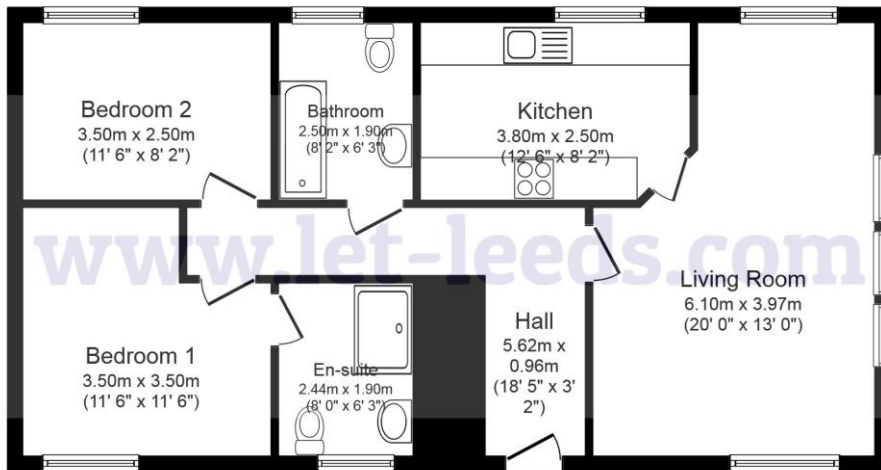
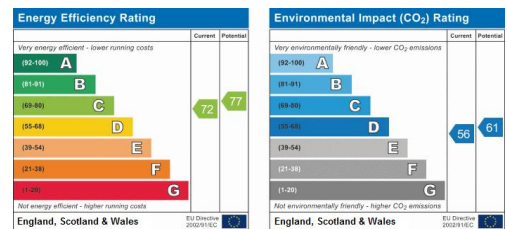
ENSUITE Three piece suite comprising large shower cubicle, w.c. and hand basin with vanity unit. Partially tiled, with neutral décor and fitted lino flooring.

BEDROOM 2 Second bedroom comprising a double glazed velux window, wall heater and fitted flooring.

BATHROOM Partially tiled bathroom comprising vanity unit with hand basin, w.c. and panelled bath with shower overhead.

ADDITIONAL INFORMATION This property is currently tenanted at a rental of £650pcm.

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.**



Floor Plan

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

- CURRENTLY TENANTED
- ALLOCATED PARKING
- PRODUCING A 6% GROSS ANNUAL YIELD
- FANTASTIC LOCATION
- 2 DOUBLE BEDROOMS
- EN-SUITE BATHROOM
- SPACIOUS TOP FLOOR APARTMENT
- SUITABLE FOR A BUY TO LET INVESTOR

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