

BROOM PLACE,  
BELLE ISLE, LEEDS,  
WEST YORKSHIRE,  
LS10 3LS  
£120,000

3 Bedroom House

LINLEY &  
SIMPSON

**CHAIN FREE SALE! Attention INVESTORS ONLY.** Available for sale chain free is this charming three-bedroom through terrace house. With a large open plan living/ dining room, large kitchen and much more; this family home is a real little gem which will be sold with the AST and current tenant paying £600pcm which runs until 4<sup>th</sup> August 2022.

Belle Isle is a residential district to the south of Leeds which was historically built for millworkers due to Leeds' historic involvement in textiles. Located in South Leeds, Belle Isle is only a few miles from Leeds city centre which makes commuting to the city (which has the largest train station in the North of England) very convenient. Belle Isle also has fantastic road links and easy access to the motorways and bus links too for commuting. There are communal green spaces to be found throughout and there is easy access to shopping centres and smaller local shops along the high street too. There are good primary and secondary schools close by too making it popular for families.

## **Ground Floor**

### **Entrance Hall**

Main entrance into the house is into the ground floor entrance hall which is a lovely buffer from the kitchen to the outside for kicking off muddy boots.

### **Living/ Dining Room**

The main reception room in the house is this lovely, large living/ dining room. The room is well illuminated by the very large front facing window and through the rear French doors which have a nice look over the private garden. This is a nice cosy-feeling room despite the size and external doors within.

### **Kitchen**

The kitchen spans almost the full depth of the house from the front door to the lovely rear window looking over the rear garden. There are ample wall and base units in the kitchen with great worktop space too.

## **First Floor**

### **Master Bedroom**

The master bedroom on the first floor and is a front-facing double bedroom. This is a nice, bright room with impressive internal space for furnishings and there is a built in storage cupboard too. The front window has a nice open outlook over the quiet cul-de-sac street.

### **Bedroom Two**

The second is a double sized bedroom looking over the rear garden and beyond.

### **Bedroom Three**

the third bedroom is not your average tiny box but is a usable single bedroom.

### **House Bathroom**

The house bathroom is located on the first floor and benefits from a full-size bath with over-head shower. There is also a toilet and hand basin which like the bath are modern and white. The bathroom is also tastefully half-tiled.

### **External**

Externally to the front of the house there is a front garden which is mostly laid to lawn with a paved path. There is a very real opportunity to turn this into a driveway should one be required but parking on street is not a problem for residents. To the rear of the house there is a nice, private rear garden.

### **Agents Notes**

The current tenant is paying £600pcm but it is our opinion that the rent for this property could be increased at the end of the current period to £675pcm - £700pcm.

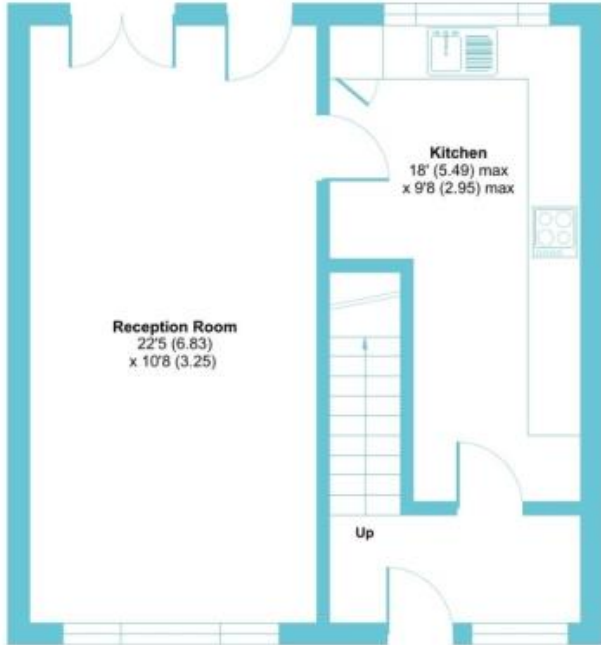




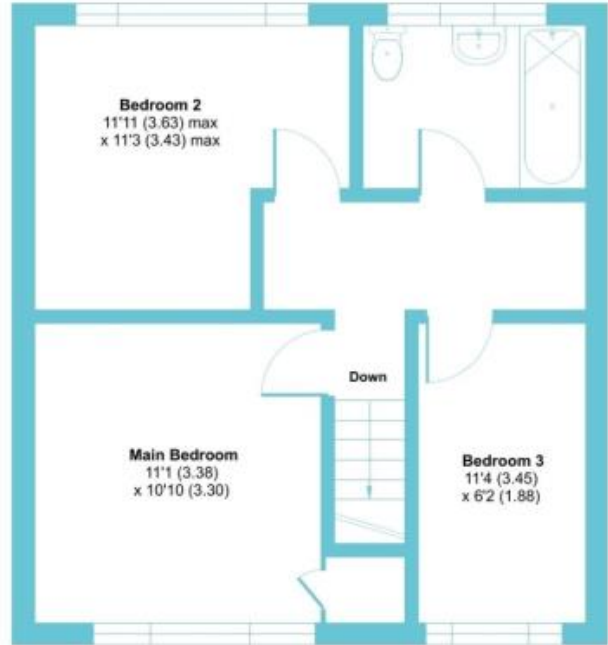
# Broom Place, Leeds, LS10

Approximate Area = 940 sq ft / 87 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rickwcom 2022. Produced for Linley & Simpson. REF: 803471

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## AGENTS NOTES:

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