



HILL END CRESCENT,
LEEDS, LS12 3PW
£115,000

2 Bedroom Flat

LINLEY &
SIMPSON

VACANT POSSESSION - CHAIN FREE APARTMENT. Available for sale is this fantastic first floor apartment in a purpose built block. This apartment has previously been rented out for £575pcm, but we now feel could achieve between £600-625pcm which would be a gross rental yield of over 6% at asking price.

Armley is a residential district in Leeds which was historically built for millworkers due to Leeds' historic involvement in textiles. Located in South Leeds, Armley is less than a mile from Leeds city centre which makes commuting to the city centre which has the largest train station in the North of England very convenient. Armley 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 and there are remnants of Armley's historic past in the form of many stone mills from the industrial revolution and monuments like St Bartholomew's Church too.

First Floor Apartment

Entrance Hall

This spacious apartment has a communal entrance which provides access to the flats. There is also a large internal hallway in the flat, which has two large storage cupboards within.

Living/ Dining Room

The main reception room to one side of the apartment is a large living/ dining room at the front of the apartment block. There is a large bay window that provides additional floor-space and floods the room with natural light.

Kitchen

The kitchen is adjacent from the living/ dining room and is a modern fitted room with all the mod cons one could need including ample wall and base units.

Bedroom One

Both bedrooms are very generous doubles, the master bedroom faces over the front aspect and is a good size room with a large window for light.

Bedroom Two

The second bedroom like the master is a large double at the end of the entrance hall. The apartment is nicely laid out having bedrooms and bathrooms together and the reception and kitchen space together too.

Bathroom

Located via the internal hallway the house bathroom has a three-piece suite that has a bath with overhead shower, toilet and hand basin.

Parking and External

The apartment has external dedicated parking plus visitor parking spaces too and there are serviced external green spaces/ gardens around the block. There is also a large playing fields immediately opposite the apartment block which provide impressive accessible external space.

Agents Notes

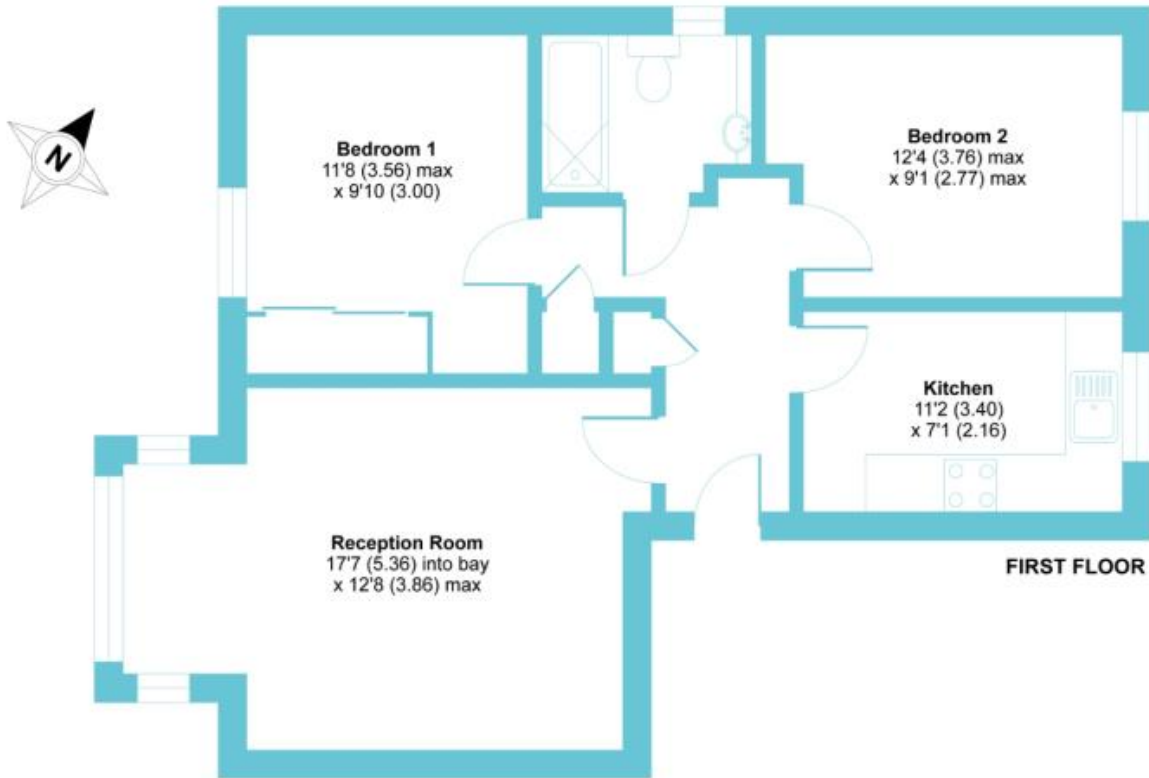
We are advised that the apartment is leasehold and there are approximately 139 years remaining on the lease. Annual Service Charge - £1210.64 (to be paid quarterly). Annual Ground Rent - £175.00 (reviewed every 5 years next 2025). The service charge includes buildings insurance. Council Tax Band - B.



Hill End Crescent, Leeds, LS12

Approximate Area = 652 sq ft / 60.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 710712

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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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