



Ahlux Court, Millwright Street
Leeds, LS2 7QQ

£165,000



Property Summary

HOP are delighted to offer for sale this modern, two bedroom, two bathroom apartment located in the City Centre. This is a great property for a first-time investor or someone looking to add to their current portfolio, or a first-time buyer. The apartment benefits from plenty of natural light with accommodation comprising; spacious living area with patio doors and balcony overlooking Leeds, large Kitchen area with integrated appliances, modern house bathroom, double bedroom. To the second floor is another large double bedroom and an ensuite shower room. The apartment is located on the third floor and accessed via a secure gated entrance. Located in a popular area with plenty of useful amenities close by, and easy access to the city centre. EPC RATING C. The property is currently tenanted offering an attractive yield and will be sold fully furnished.



Approx. Gross Internal Floor Area 751 sq. ft / 69.76 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

- Chain Free
- Two Double Bedrooms
- Allocated Parking
- Attractive Yield
- Ideal Investment
- Long Term Tenants
- City Centre
- Balcony
- Open Plan Living
- Two Bathrooms

Coburg House 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