## HOME OF PROPERTY

HOP



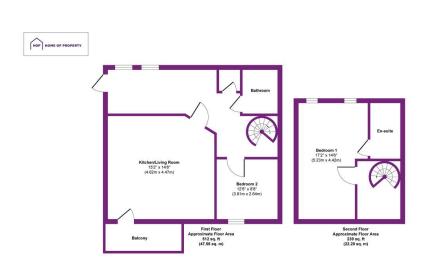


Ahlux Court, Millwright Street Leeds, LS2 7QQ £165,000

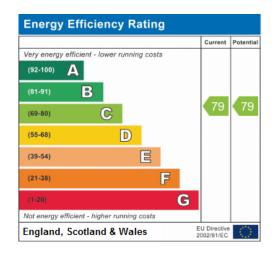


## **Property Summary**

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 Flements Prometry



- 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