



13 Talbot Avenue, Leeds - LS4 2PG  
£216,000







## 13 Talbot Avenue

Leeds, Leeds

**\*\*ATTENTION INVESTORS\*\*** HOP are pleased to present this modern, well presented 3 bedroom terrace property in idyllic Burley location. This ready-made investment offers an excellent opportunity, with tenants already secured from **July 23 achieving a 7.4% yield at £1365pcm.**

Council Tax band: A

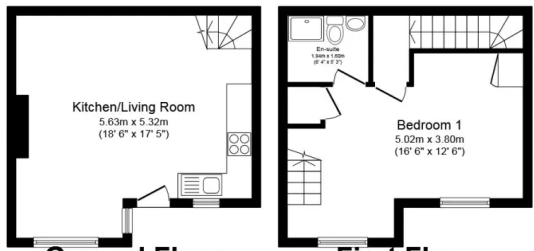
Tenure: Freehold

- Idyllic Burley location
- HOP Managed Property
- EPC - D
- Modern Kitchen
- Two Modern Bathrooms
- Three Double Bedrooms
- Investment Opportunity
- Rented Until July 2024





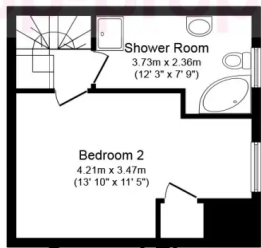




Floor area 27.0 sq.m. (291 sq.ft.)  
approx



Floor area 27.0 sq.m. (291 sq.ft.)  
approx



Floor area 30.0 sq.m. (322 sq.ft.)  
approx



Floor area 29.8 sq.m. (321 sq.ft.)  
approx

Total floor area 113.9 sq.m. (1,226 sq.ft.) approx

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







**HOP**

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