









Mature Inner Terrace One Double Bedroom uPVC Double Glazing. Gas C/H Neutral Décor Throughout Lounge. Kitchen White Bathroom Suite Enclosed Patio Garden Ideal For Commuting No Chain. Vacant Possession Possible rental £650 pcm (yield 7.4%)



## LONGROYD STREET NORTH, BEESTON HILL LS11 5EY

## £105,000

GENERAL DESCRIPTION

A well presented one double bedroom terraced property located in the Beeston Hill area of Leeds. Will be of particular interest to first time buyers and investors seeking a well located property benefitting from: Neutral décor throughout; Upvc double glazing; gas central heating with combination boiler; patio garden; white three piece bathroom suite; fitted kitchen. Offers excellent access to Leeds City Centre and motorways and an early inspection is recommended to appreciate the location and style of this home. N.B. The landlord has informed us that they have completed the required works to meet the requirements set out under selective licensing. No Chain. Vacant Possession. Possible rental £650 pcm (yield 7.4%)

> TENURE Freehold

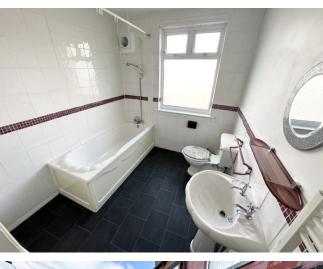
ROOM MEASUREMENTS **PORCH** 3' 1" x 2' 10" (0.94m x 0.86m) max **KITCHEN** 7' 6" x 7' 3" (2.29m x 2.21m) LIVING ROOM 16' 7" x 10' 2" (5.05m x 3.1m) max INNER HALL 5' 7" x 4' 3" (1.7m x 1.3m) max STAIRS & LANDING 3' 3" x 2' 9" (0.99m x 0.84m) max **DOUBLE BEDROOM 1** 13' 8" x 10' 3" (4.17m x 3.12m) max

BATHROOM 10' 0" x 7' 4" (3.05m x 2.24m) max

**OPENING HOURS** 

**Pudsey Office** 

Monday to Friday Saturday Sunday & Bank Holidays 8.30am - 5.00pm 9.00am - 1.00pm Closed









The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

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