



Lodge Lane, Leeds, LS11 6BA, £90,000

*****INVESTOR ALERT - CASH PURCHASERS ONLY*** MID TERRACE HOUSE SPLIT INTO THREE FLATS ON SEPARATE FLOORS. ***RETURNS OF 10.6%*** GENERATING INCOME OF £9,600 PA*****

The property briefly comprises of: ground floor; two rooms create one apartment with separate doors into each- one side has kitchen/living and the other bedroom and bathroom facilities. To the first floor; three separate rooms of living/bedroom, kitchen/diner, bathroom. The third floor (top) houses a studio apartment in the eaves with Velux windows.

Situated in a popular residential location with door step amenities such as local mini mart, eateries and chemist. Close to the White Rose Centre and only 10 minutes bus ride into the city centre. The M62/M1 is also only 5 minutes away. EPC Rating: D



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- INVESTOR ALERT
- OVER 10% GROSS RETURNS
- THREE APARTMENTS
- EXCELLENT DOOR STEP AMENITIES
- FREQUENT BUS ROUTES TO CENTRE
- ON GOING TENANCIES IN PLACE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

