



## St Annes Drive, Leeds, LS4 2SA, £277,000

5 BED SEMI DETACHED HOUSE, TENANTED UNTIL 30TH JUNE 2021\*\*\* £85.99 P.P.P.W NON INCLUSIVE\*\*\* RETURNS OF 6.5%. GREAT FOR AN INVESTMENT WITH GREAT POTENTIAL AS AN OWNER OCCUPIER PROPERTY FOR THE FUTURE. RECENTLY REDECORATED THROUGHOUT IN 2018. Currently rented to a group of 4, this 5 bedroom student property is located near Headingley cricket ground and is in easy walking distance of central Headingley. Entrance hall leading to large open plan living room and kitchen. Lounge with laminate floor, coffee table, TV stand and a modern suite. The kitchen area is fitted to the highest standard with a large range of wall and base units, dishwasher, washing machine, oven and hob. A fully tiled bathroom with a full white suite including bath with electric shower, wash hand basin and WC. Guest WC to ground floor. All five bedrooms are fitted with double beds, built in wardrobes, desks and chairs. Double glazing, gas central heating and a burglar alarm. EPC rating: D



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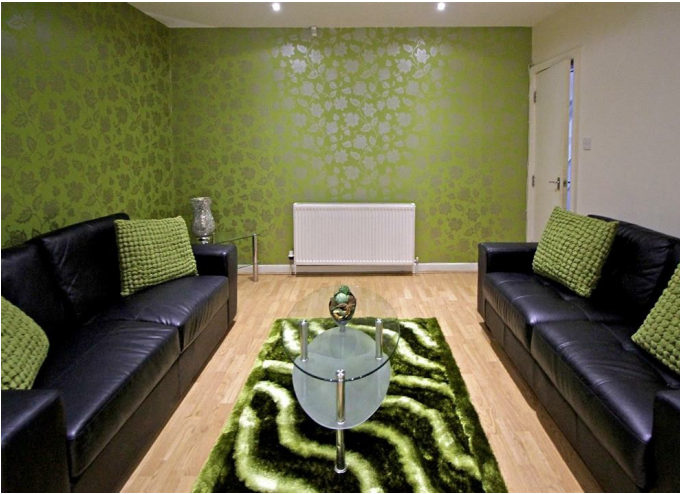


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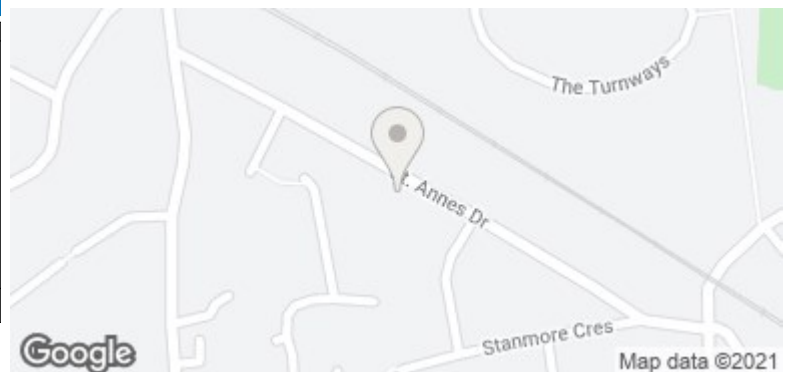
## St Annes Drive, Leeds, LS4 2SA



- 5 BED SEMI DETACHED HOUSE
- TENANTED UNTIL JUNE 2021
- OPEN PLAN LIVING/KITCHEN DINER
- DOUBLE GLAZING/GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- SOLD AS SEEN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## St Annes Drive, Leeds, LS4 2SA



- £85.99 PPPW RENTAL INCOME
- FANTASTIC LOCATION
- CLOSE TO UNIVERSITIES AND LEEDS CITY CENTRE
- REDEC THROUGHOUT 2018 - OLD PICS FOR IDEA OF SIZE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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