



Stoneacre
Properties

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(52-100) A			
(39-51) B			
(21-38) C			
(12-20) D			
(5-10) E			
(1-4) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Mon 09:00 - 18:00
Tues 09:00 - 18:00
Weds 09:00 - 18:00
Thurs 09:00 - 18:00
Fri 09:00 - 18:00
Sat 10:00 - 17:00
Sun By Appointment

We are also available for out of hours appointments.

Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

Meynell Heights, Holbeck, LS11 9PY

£65,000

*** ATTENTION INVESTORS *** TOP FLOOR 1 BEDROOM
APARTMENT *** NO CHAIN *** 7.3% GROSS YIELD ***

Stoneacre Properties are pleased to offer for sale this top floor 1 bedroom apartment in Holbeck, just moments walk from Leeds City centre and many local amenities. The property is currently tenanted, achieving £5100 per annum and has benefited from improvements to the communal areas and externals including replacements of all the windows to new uPVC double glazing. The property comprises a large living room, fitted kitchen, double bedroom with wardrobe and bathroom. Please call our sales department on 0113 237099 to organise your viewing appointment!

- EPC RATING C
- TOP FLOOR FLAT (16TH FLOOR)
- VIEWS OVER LEEDS
- NO ONWARD CHAIN
- ONE BEDROOM
- EASY ACCESS TO CITY CENTRE
- RENTED AT £5100

COMMUNAL AREAS

Well presented communal areas with secure entrance system, access to apartment entrance via lift or stairs.

ENTRANCE HALL

Three storage cupboards, intercom entry phone, radiator.

LIVING ROOM

5.11 X 3.01 (16'9" X 9'11")

Reception room with large double glazed window offering far reaching views over Leeds, radiator.

KITCHEN

3.98 X 2.26 (13'1" X 7'5")

Range of fitted wall and base units, stainless steel sink unit with tiled splash back, built in oven and four ring electric hob, freestanding fridge-freezer, plumbed for washing machine, breakfast bar seating area, radiator.

BEDROOM

3.99 X 3.09 (13'1" X 10'2")

Generous double bedroom with radiator, fitted wardrobe and double glazed window overlooking the side of the development and across the City.

BATHROOM

2.01 X 1.69 (6'7" X 5'7")

Modern suite comprising panelled bath with wall mounted shower unit, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring, extractor fan, radiator.



TENANCY

The property is currently tenanted achieving £5100 per annum.

LEASE

We are advised by the vendor that the property is leasehold with a term of 93 years remaining. The current service charge is approximately £602.76 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

