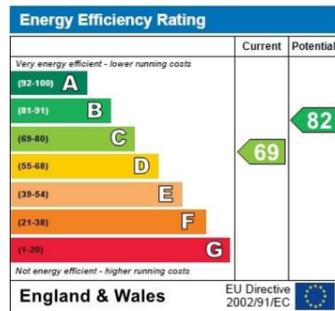




**Stoneacre**  
Properties

184 Harrogate Road  
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Leeds LS7 4NZ  
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info@stoneacreproperties.co.uk  
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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.



## Bexley Hall, Hall Road, LS12 1AU

Offers Over

**Offers Over £75,000**

\*\*\* INVESTMENT OPPORTUNITY \*\*\* ONE BEDROOM APARTMENT IN ARMLEY \*\*\* TENANTED UNTIL 2023 \*\*\* GROSS YIELD OF 8.24% \*\*\* Stoneacre Properties are pleased to be able to offer for sale this ground floor, one bedroom apartment that is a ready made investment with a tenancy agreed until 2023. The apartment is conveniently situated in Armley with great transport links and close to Leeds City Centre. The accommodation consists of entrance hall, lounge, kitchen, bedroom and shower room. The property is modern and well presented throughout and would be a great addition to an exiting portfolio or a first time investor.

- EPC RATING - C
- OPEN PLAN KITCHEN/LIVING ROOM
- DOUBLE BEDROOM
- FRENCH DOORS
- SECURE ENTRANCE
- READY MADE INVESTMENT

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Telephone: 0113 237 0999 Email: info@stoneacreproperties.co.uk

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

## ENTRANCE HALL

Spacious entrance hall with storage cupboard housing hot water tank.

## LIVING ROOM

2.96 x 3.36 (9'9" x 11'0")

Wood strip laminate flooring, wall mounted electric heater and double glazed french doors.

## KITCHEN

1.84 x 1.99 (6'0" x 6'6")

Wood effect modern kitchen with wall and base units, stainless steel sink and drainer, four ring electric hob, oven, extractor and white goods.

## BEDROOM

2.54 x 3.44 (8'4" x 11'3")

Wall mounted electric heater and two sets of double glazed french doors.

## SHOWER ROOM

Suite comprises; W.C, wash hand basin, shower and wall mounted heated towel rail.

## LEASE

We are advised by the vendor that the property is leasehold with a term of 989 years remaining. The current service charge is approximately £1,121 per annum and the ground rent is £300 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.

## TENANCY

The property is currently let at £515 PCM until January 2023 therefore providing a gross yield of 8.24% and net yield of 6.35%

