

ZENKO

Properties



Asking Price Of £149,950

- TWO BEDROOMS
- TWO BATHROOMS
- LET AT £950 PCM
- POPULAR LS1 LOCATION

- STRONG OCCUPANCY RECORD
- JULIETTE BALCONY
- CASH BUYERS ONLY
- COUNCIL TAX BAND: C

**22 York Place, Leeds,
LS1 2EX**

****TENANTED INVESTMENT OPPORTUNITY****
****LET AT £950 ON FIXED TERM AST UNTIL
24/06/2022****



A two bedroom and two bathroom apartment within 22 York Place, a small, centrally located development with the train station and many amenities including restaurants and bars all within easy reach. The apartment is positioned on the first floor and accessed via the attractive Georgian front and across the central courtyard. It also benefits from undergoing a range of improvements including new carpeting to the bedrooms and full redecoration throughout, there is a valid EICR and EPC.

The property is currently let on a fixed term AST to two sharing tenants until June 2023, the rent payable is £950 pcm. Both tenants have been fully reference checked and rent is paid via standing order.

KITCHEN/LIVING AREA 21' 9" x 11' 1" (6.65m x 3.38m)

The corner kitchen is open plan to the living area and features a selection of red high gloss wall and base units, with laminated work top and under unit lights. There are a range of integrated appliances, including full-size fridge freezer, stainless steel oven, hob and slimline dishwasher. Laminate flooring, recessed spot lights to ceiling and Juliette balcony.

The living area benefits from further window, laminate flooring, recessed spot lights and wall mounted electric heater.

MASTER BEDROOM 14' 6" x 10' 11" (4.43m x 3.34m)

Spacious bedroom with recently fitted carpet, flush fit light to ceiling, wall mounted electric heater and access to ensuite bathroom and cylinder cupboard.

ENSUITE

With a three piece suite consisting of fully tiled corner shower enclosure, pedestal toilet, pedestal wash basin and heated towel rail. Large wall mounted mirror, tiled floor.

BEDROOM 10' 11" x 8' 2" (3.35m x 2.49m)

Second bedroom with carpet to floor, pendant light fitting and wall mounted electric heater.

BATHROOM

Three-piece suite with bath with shower over, fully tiled to all splash back areas and half tiled thereafter. Pedestal wash basin, pedestal toilet with push button flush and wall mounted heated towel rail

LEASEHOLD INFORMATION

GROUND RENT: £550 P.A Reviewed at the 10th year with no further rent reviews.

SERVICE CHARGE: £2606.00/ annum. Reviewed April 2022 and annually thereafter in line with costs.

LEASE TERM: 99 years from 2007 (83 years remain)

The vendor advises that an EWS 1 form is currently not available, the works have however already been paid for. Cash buyers only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements