

## 3 bed end of terrace house to buy in LS12

Edinburgh Terrace, Leeds, West Yorkshire, LS12 3RH

**£99,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ FOR SALE VIA ONLINE AUCTION - TERMS AND CONDITIONS APPLY
- ✓ Popular Rental Area
- ✓ Potential Yield Between 8 - 9 %
- ✓ Good Transport Links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

This three-bedroom end of terrace property, situated just off Armley Town Street offers superb potential as a buy to let investment with potential to generate between £850 and £900pcm as a single let in a popular rental area, with good transport links and easy access to Leeds City Centre.

The property benefits from a spacious kitchen/reception room providing access to a cellar benefiting from plumbing for a washing machine and dryer, three bedrooms and a family bathroom – all set over 4 floors. There is excellent opportunity for a buyer to carry out further improvements, increasing re-sale and rental value with a potential, post work rental net yield of over 8% as a single let.

The kitchen itself was only installed approximately 4 years ago and features fitted base and wall units incorporating a stainless-steel sink/drainage with mixer tap plus an electric oven with gas hob and overhead extractor. The property has three carpeted bedrooms – 2 doubles and 1 single plus a tiled bathroom which would benefit from some modest improvement. There is scope to extend onto the area to the side of the property STP. Externally can be found ample on street parking.

Situated in the popular LS12 location, Edinburgh Terrace – situated just off Armley Town Street, offers excellent access to Leeds centre and a number of local amenities. The area is well served by regular transport links and offers good access of the motorway network.

### ADDITIONAL INFORMATION

Potential Rental Income - £900pcm

C4 Planning: No. We recommend this property is best suited as a single let.

EPC - D

Tenure: Freehold

Heating: Gas Central Heating

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £99,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

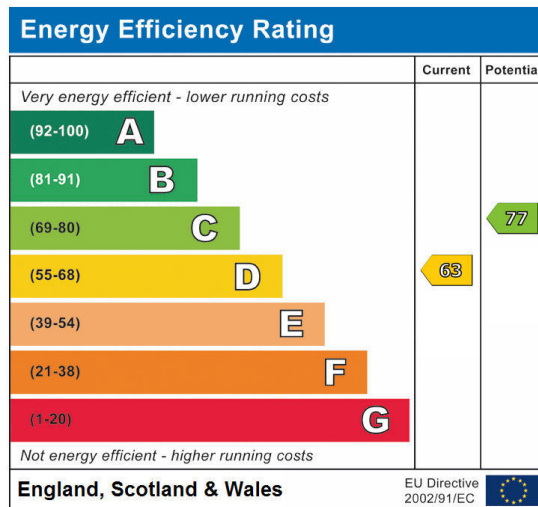
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Edinburgh Terrace, Leeds, West Yorkshire, LS12 3RH

Contact your local branch today for more information on this property:

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,  
<https://openhouse.london/>**

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