



30 York Place, Leeds LS1 2RL £135,000

INVESTMENT OPPORTUNITY SPACIOUS ONE BEDROOM LOWER GROUND FLOOR APARTMENT SITUATED IN THE HEART OF LEEDS CITY CENTRE 30 York Place is a listed conversion building in the heart of the city centre. The apartments retain many original features, some including, high ceilings, original windows and exposed beams. The building is in the financial district of Leeds making it close to Park Row and Greek Street amenities. It is also only a 5 minute walk to Leeds Railway Station. The property has period features including high ceilings with neutral decor throughout. Briefly comprising; Communal entrance with security intercom, private Hallway with storage, spacious open-plan living/dining/kitchen with appliances, double bedroom with built in wardrobe, bathroom with white suite and shower over bath. Offered the market with NO ONWARD CHAIN! Council tax band: D. Currently Tenanted until January 2024 @£725pcm.



Communal Entrance

Secure entry phone system. Stairs to lower ground floor apartment.

Private Hallway

Via front entrance door. Entryphone system. Storage cupboard.

Open plan Kitchen/Living Area

18'10" x 17'8" (5.76 x 5.39)

Open plan kitchen/Diner/Living area. Fitted with a range of wall, base and drawer units with worktops over. Integrated oven with 4, ring hob and extractor hood over. Integrated washing machine, dishwasher and fridge. 1.5 bowl stainless steel sink with mixer tap and drainer. Inset ceiling spotlights. Two windows. Two wall mounted electric radiators.

Bedroom

12'5" x 9'1" (3.80 x 2.78)

Double bedroom with window. Built in wardrobes. Wall mounted electric radiator.

Bathroom

Fitted with a three piece white suite comprising; bath with shower above, WC and wash hand basin. Part tiled walls.

Service Charge

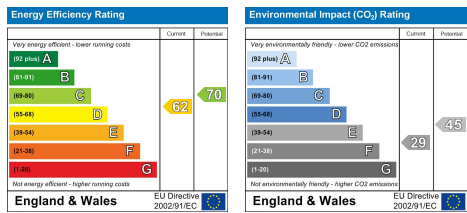
service charge is £578.25 per quarter

Tenure

Leasehold - 999 years from 2002. ground rent £274.98 per annum

Council Tax Band

Band D



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