



Adair Paxton  
Property Specialists ■ ■ ■ ■ EST 1859

# FOR SALE

## RESIDENTIAL BLOCK

- Unbroken Freehold
- Large Residential Block
- Central Pudsey Location
- ERV Yield 8.7%
- Current Yield 7%
- Car Park
- Large Plot
- Busy Market Town Location

1-12 Mount Pleasant Heights  
Pudsey  
Leeds  
LS28 7AG

OIEO £1,150,000

## Description

The available opportunity comprises a purpose-built block of 12 apartments that have been constructed. These apartments consist of 8, two-bedroom apartments and 4 one-bedroom apartments. A number of which benefit from being a 'duplex'.

The block has been constructed by stone walls under a pitched, slate roof. The apartments all benefit from electric heating and double glazing. Within the grounds, there is ample private parking of which all apartments have access to allocated car parking.





## Location

The property is located off Mount Pleasant Road which is located within 500 yards of Pudsey Town Centre. The location of the available property is within easy reach of all town centre amenities by foot and a short distance by car or public transport to the Owlcotes Shopping Centre.



Boundaries for indicative purposes only and not to be relied upon

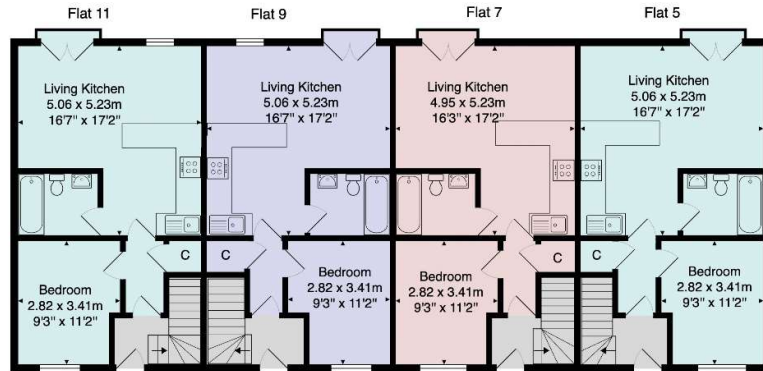
## Tenancy Schedule

Flat	Rent (pa)	Rent (pcm)	Tenancy	Description	ERV (pa)
Basement 1	£5,760	£480	Holding over	A 2-bedroom flat benefiting from a kitchen living area.	£7,800
Basement 2	£5,940	£495	Holding over	A 2-bedroom flat benefiting from a kitchen living area.	£7,800
Basement 3	£7,800	£650	Holding over	A 2-bedroom flat benefiting from a kitchen living area.	£7,800
Basement 4	£7,800	£650	New 12-month AST agreed from 30 <sup>th</sup> July 2024.	A 2-bedroom flat benefiting from a kitchen living area.	£7,800
Ground Floor 5	£6,600	£550	Holding over	A 1-bedroom flat benefiting from a kitchen living area.	£7,800
Top Floor 6	Vacant			A 2-bedroom duplex.	£9,540
Ground Floor 7	£7,800	£650pcm	New 12-month AST agreed from 10 <sup>th</sup> November 2023.	A 1-bedroom flat benefiting from a kitchen living area.	£7,800
Top Floor 8	£7,680	£640	Holding over	A 2-bedroom duplex.	£9,540
Ground Floor 9	£6,600	£550	Holding over	A 1-bedroom flat benefiting from a kitchen living area.	£7,800
Top Floor 10	£8,340	£695	Holding over	A 2-bedroom duplex.	£9,540
Ground Floor 11	£6,600	£550	Holding over	A 1-bedroom flat benefiting from a kitchen living area.	£7,800
Top Floor 12	£8,340	£695	Holding over	A 2-bedroom duplex.	£9,540

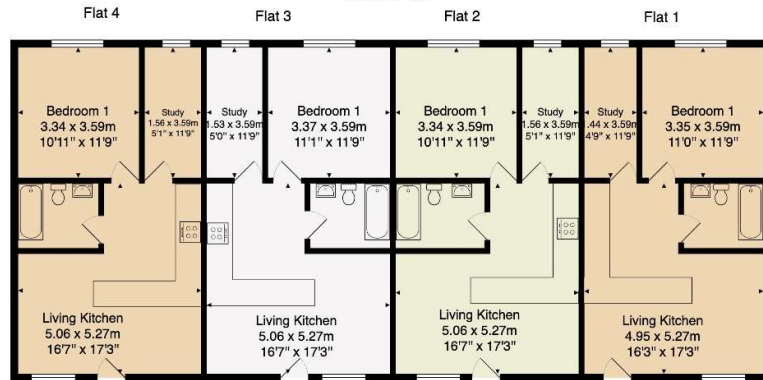
£79,260

£100,560

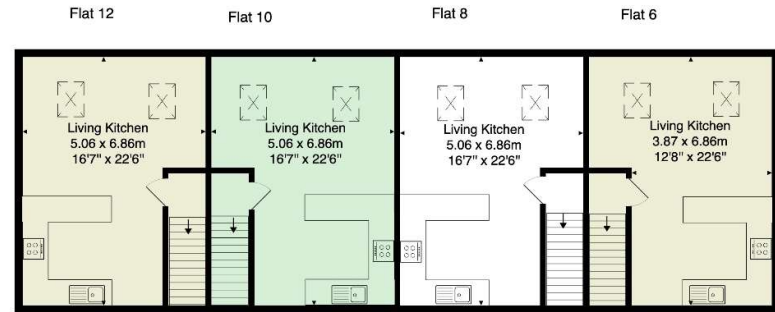
# Floor Plan



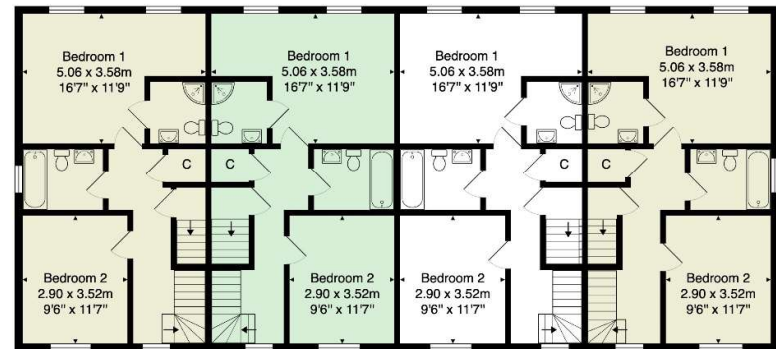
Ground Floor



Lower Ground Floor



Second Floor



First Floor

All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Terms

The property is offered for sale on a freehold basis, subject to existing tenancies at offers in excess of **£1,150,000**.

It is understood that VAT is not applicable on this property.

## Council Tax

Leeds City Council show that apartments 1, 2, 3, 4, 5, 7, 9 and 11 fall under Council Tax Band A. Flats 6, 8, 10 and 12 fall under Council Tax Band B.

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by us. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**Details prepared: August 2024**

**For more information, please contact:**

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## All Enquiries:

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