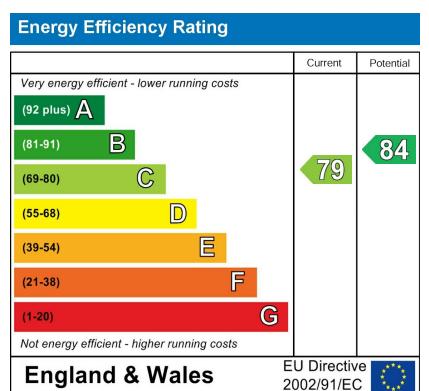


Wellington Street, LS1

PROPERTY ADDRESS
311 West Point
Wellington Street
Leeds
LS1 4JU



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01132440251

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- Two double bedrooms; one with ensuite
- Bright open-plan living/kitchen area
- Private balcony with city views
- 24-hour concierge in central LS1
- In possession of EWS1 - B1 Rated

****ATTENTION INVESTORS****

Currently let until May 2026
 Estimated rental valuation - £1,250 + £175 PM for parking =
 £1425 PCM / £17,100 PA.
 Generating an optimised yield of 7% GROSS

A contemporary and impeccably presented two-bedroom, two-bathroom apartment located within the highly sought-after West Point development — one of Leeds city centre's most established residential addresses. Positioned on Wellington Street, West Point offers exceptional convenience with Leeds Train Station, bus links, cafes, restaurants and the city's shopping districts all on your doorstep.

This stylish apartment boasts a bright and open-plan living space with a modern fitted kitchen, creating an ideal environment for relaxed living and entertaining. The property benefits from:

Two double bedrooms, including a master with ensuite bathroom

Contemporary family bathroom

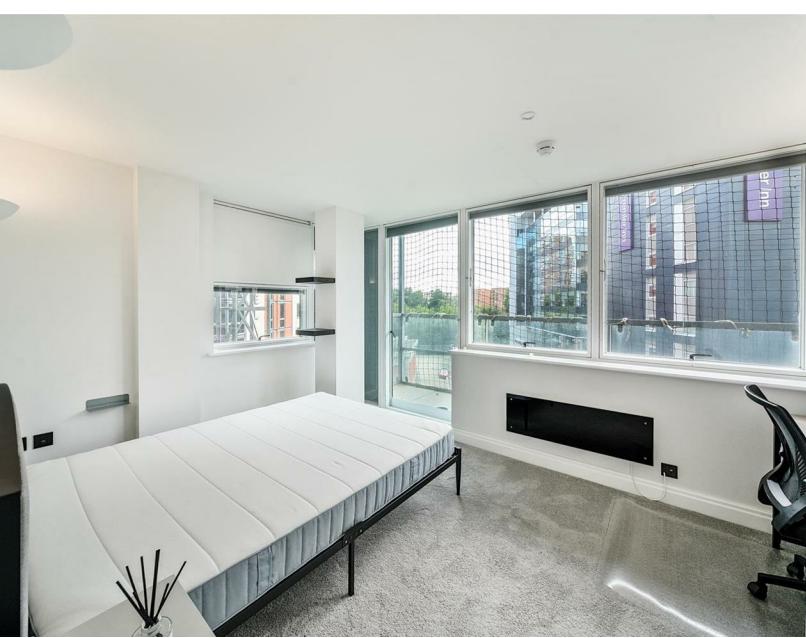
Spacious open-plan kitchen/living area with integrated appliances

Large balcony overlooking the city skyline (subject to any ongoing building works restrictions)

Secure allocated parking space within the development's underground car park

24-hour concierge service, secure entry and lift access

Excellent transport links and vibrant city centre lifestyle



West Point is a landmark city centre development renowned for its modern finish, practical layouts and strong rental demand — popular with professionals, investors and those seeking a central Leeds base.

Leasehold Details

Ground rent PA -
 Service charge PA -
 Lease years remaining -

****EWS1 available on request****

Council tax band - D