



## Wellington Street, Leeds, LS1 4JJ

**£210,000**

- SPACIOUS 2 BED APARTMENT
- HEART OF LEEDS CITY CENTRE
- GREAT ACCESS TO LOCAL AMENITIES
- WALKING DISTANCE TO LEEDS TRAIN STATION
- ALLOCATED PARKING SPACE
- IDEAL FOR INVESTORS WITH TENANTS IN PLACE

Introducing this spacious 2 bedroom apartments located on Wellington Street in the vibrant city of Leeds in the West Point development. This newly listed property offers a delightful living space, boasting a generous 840 square feet. With two well-proportioned bedrooms, this home is perfect for individuals or small families seeking a blend of space and convenience. The property features a modern bathroom and one of the standout aspects of this home is the large secure allocated parking space, a rare find in such a central location.

Situated within the West Point Development, this house enjoys excellent access to a variety of amenities, including shops, restaurants, and public transport links, making it an ideal choice for those who appreciate urban living.

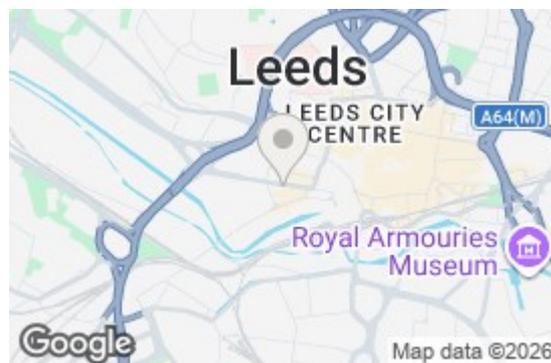
Currently tenanted until the 13th of August, this property presents an attractive rental income of £1,050 per month, making it a sound investment opportunity for prospective buyers.

In summary, this house on Wellington Street is not only spacious and well-located but also offers a promising rental yield, making it a fantastic option for both homeowners and investors alike. Do not miss the chance to view this property and discover all it has to offer. EPC rating B. Council Tax Band D.

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Service charge: £365.23 per month

Ground Rent: £365.00 per annum



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(\*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.