



Beechwood Terrace, LEEDS, LS4 2NG, £399,950

ANOTHER GREAT INVESTMENT OPPORTUNITY OFFERING HIGH RETURNS END TERRACE - SEVEN BEDROOM, TWO BATHROOM HOUSE IN EXCELLENT CONDITION. 9.2% GROSS RETURNS.

PRE LET FOR NEXT ACADEMIC YEAR 2021 -2022. RENTAL AMOUNT OF £36,861.35 PA (all inclusive of bills + broadband).

Recently refreshed throughout, double beds & feature walls in all the large bedrooms and a kitchen to die for with two ovens, two hobs, two large fridge freezers, two sinks, washing machine and dishwasher!! Two bathrooms one with a shower and the other with a bath. Large lounge with feature walls and wall mounted wide screen TV. Gas central heating, burglar alarm & fire alarm. In a desirable area near to Cardigan road, Co-op, ideal for investors. EPC Rating: D

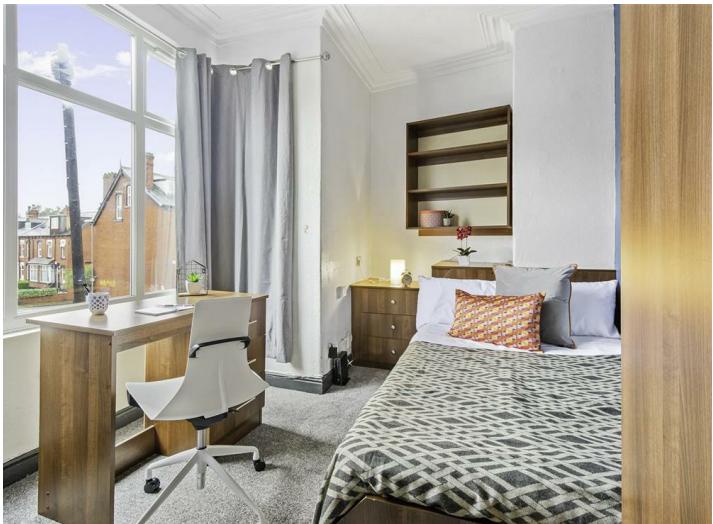


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- **SEVEN BEDROOM END TERRACE**
- **TWO BATHROOMS**
- **HMO LICENCE IN PLACE**
- **PRE-LET FOR 21/22 ACADEMIC YEAR**
- **FANTASTIC STUDENT LOCATION**
- **9.2% GROSS RETURNS**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





- SOLD AS SEEN
- FURNITURE INCLUDED
- CLOSE TO UNIVERSITIES AND HEADINGLEY
- TEN MINUTES TO CITY CENTRE

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