



## 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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## Beechwood Terrace, LEEDS, LS4 2NG



- 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	57

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	73





## Beechwood Terrace, LEEDS, LS4 2NG



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		57
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		73
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

