



St Anns Mount, LEEDS, LS4 2PH, £292,500

*****FIVE DOUBLE BEDROOM, TWO BATHROOM TERRACE WITH RECENT UPGRADE***
CURRENTLY TENANTED OFFERING £25,547.39 PER ANNUM RENTAL INCOME (ALL INCLUSIVE).
8.7% GROSS RETURN. EXCELLENT INVESTMENT OPPORTUNITY. SOLD AS SEEN WITH ALL
APPLIANCES AND FURNITURE INCLUDED.**

Situated on a lovely traditional cobbled street, popular student location with easy access to both Headingley campus and Leeds University. The area also benefits from being in close proximity to Kirkstall, Hyde Park and Headingley which offer an immense amount of entertainment, restaurants, cafes, shops and bars. The property has also recently undergone a refresh to create a more contemporary modern feel to appeal to students. EPC Rating: D



5



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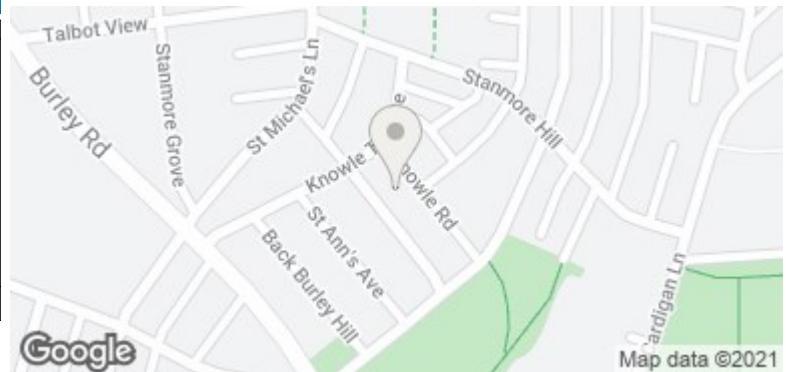
St Anns Mount, LEEDS, LS4 2PH



- **FIVE BEDROOM TERRACE**
- **TWO BATHROOMS**
- **RECENT REFRESH**
- **8.7% ANNUAL GROSS RETURNS**
- **POPULAR STUDENT LOCATION**
- **CLOSE PROXIMITY TO UNIVERSITIES**

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	73

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	68



St Anns Mount, LEEDS, LS4 2PH



- **SOLD WITH ALL FURNITURE & APPLIANCES**
- **LOCAL SHOPS, BARS, CAFES & RESTAURANTS**
- **EXCELLENT INVESTMENT OPPORTUNITY**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(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			
(55-68) D		57	68
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

