



**Northgate House
Stonegate Road
Leeds
West Yorkshire
LS6**

Offers In Excess Of £205,000

bettermove 

Stonegate Road Leeds

Bettermove are proud to present this 2 bedroom flat in Meanwood, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from high performance glazing, and electric heating throughout, with a secure, underground parking space available.

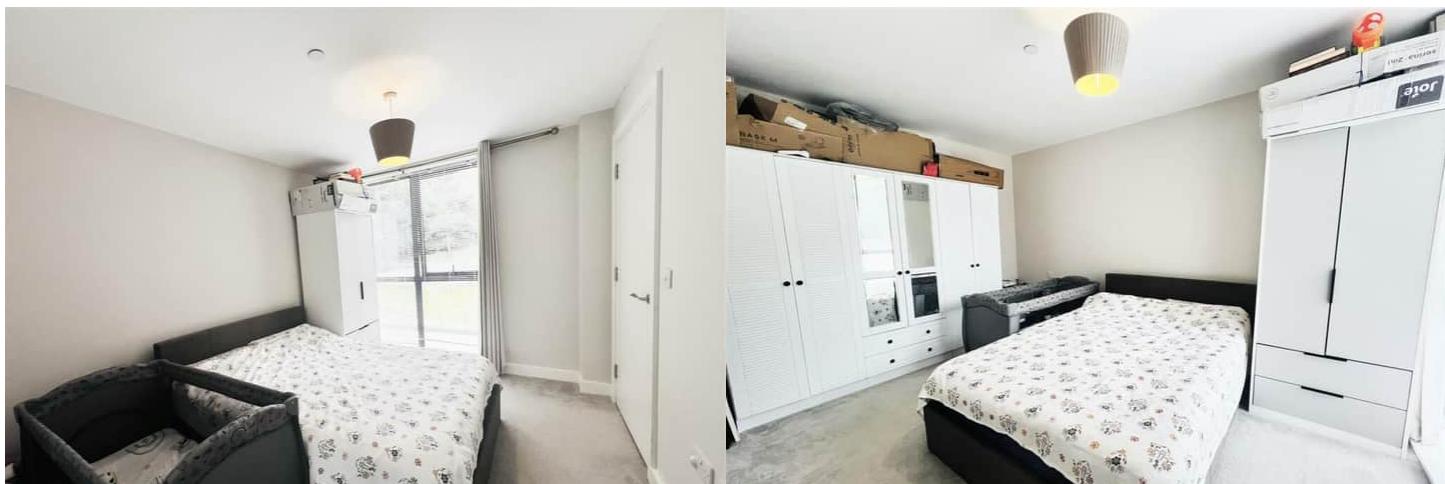
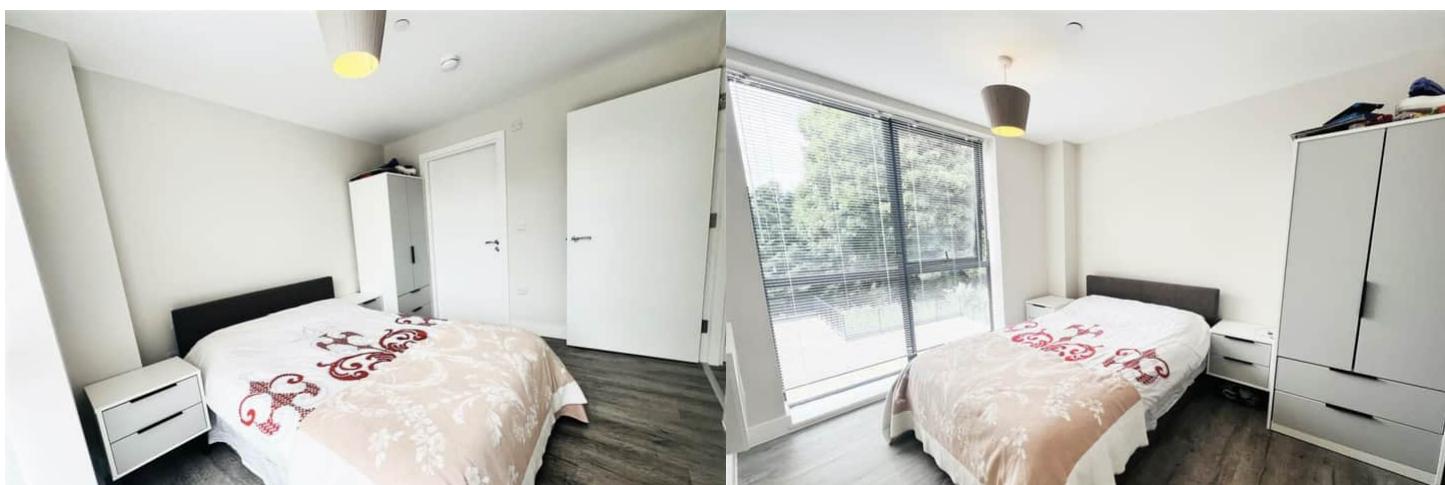
The council tax band is C.

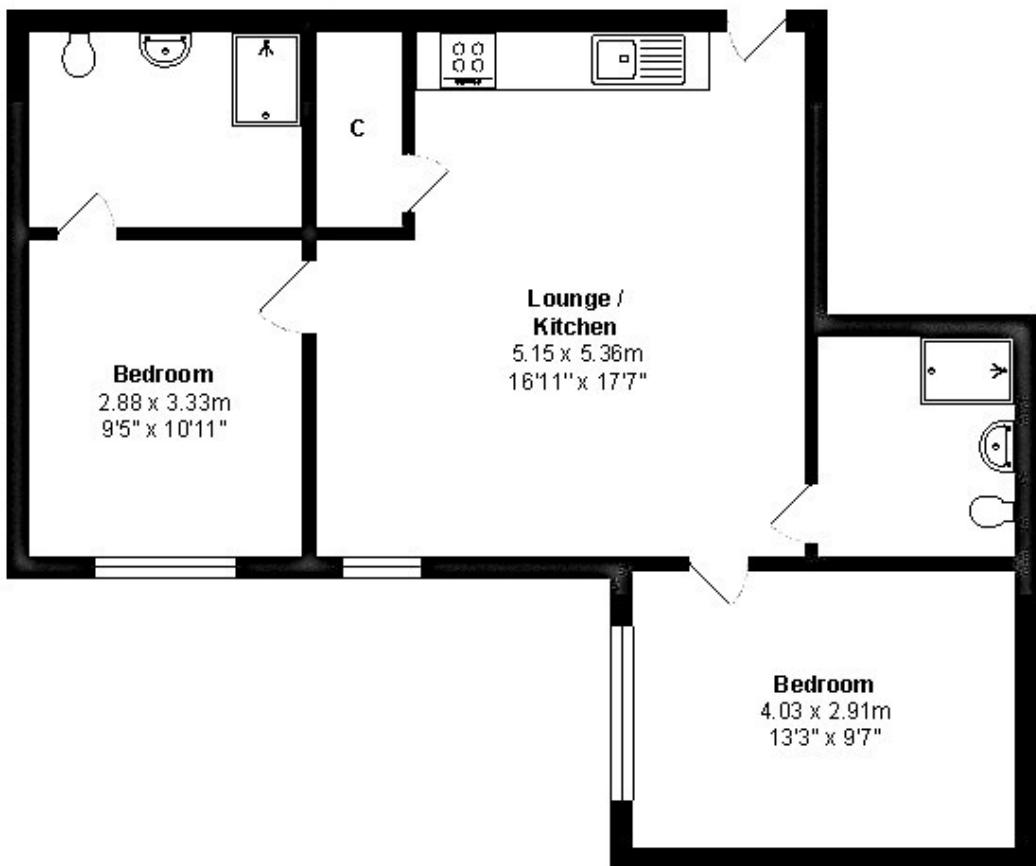
This is a leasehold property with 244 years remaining on the lease; the ground rent is £200.00 per month, and the service charge is £657.00 per quarter.

The interior of this beautifully presented, mid-floor property comprises a spacious, open plan living/kitchen area, two double bedrooms, with an en-suite, and additional shower room.

Located in the sought after area of Meanwood, Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Headingley Train Station, and a variety of local bus routes, giving links to surrounding suburbs, and the centre of Leeds.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.





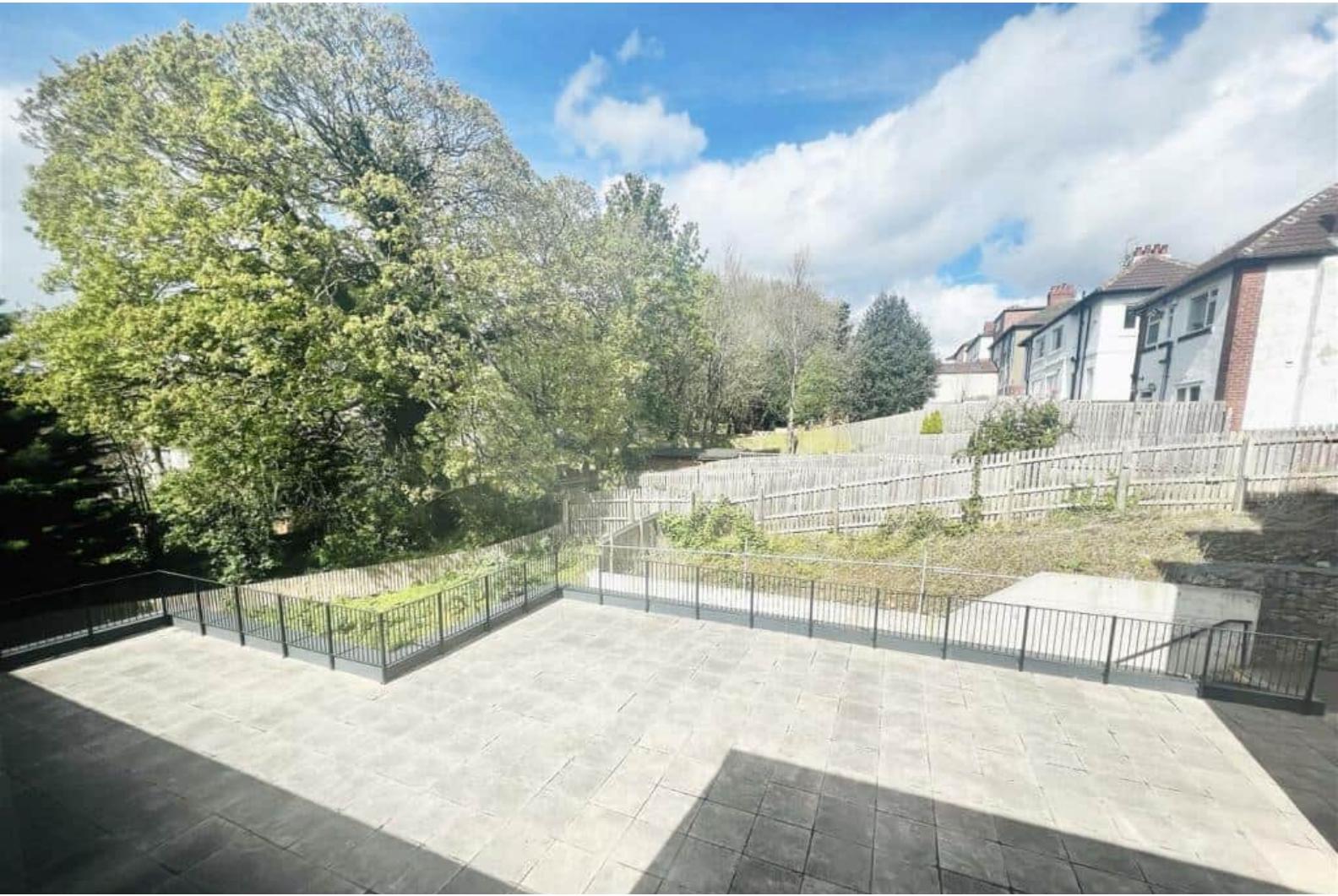
Total Area: 62.9 m² ... 677 ft²

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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