



**Millwright Street
Leeds
West Yorkshire
LS2 7QQ**

Offers in Excess of £142,000

bettermove

Millwright Street Leeds

Bettermove are proud to welcome to the market this charming two bedroom fourth floor flat in Leeds city centre, available with no forward chain.

This is a leasehold property with 111 years remaining on the lease; the ground rent is £230.86 per year and the service charge is approximately £1,846.60 per year. The council tax band is C.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this well presented property comprises a spacious open plan lounge/kitchen, two bedrooms with an en suite shower room to the master, and a family bathroom. There is a lift throughout the building, and one allocated parking space.

Situated in the popular city of Leeds, the property is close to a number of local amenities, including supermarkets, shops, restaurants, bars and pubs. Excellent transport connections can be found from the A61, A64(M), A660 and Leeds rail station.


This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

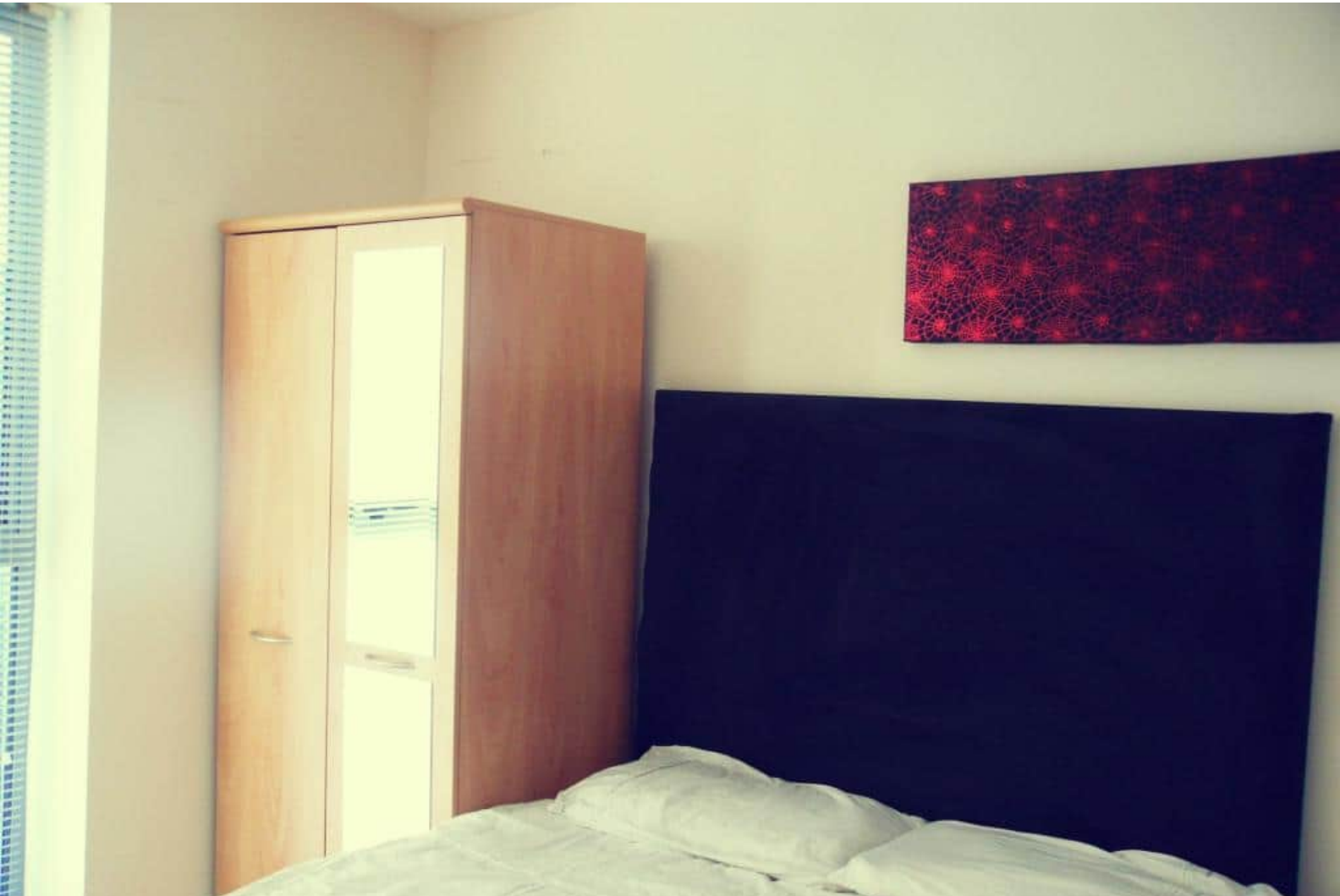
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 80 |
| (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 |  |



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