



4 Bed
House - Terraced
located in
Leeds

Guide Price £85,500



LOGIC
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Nowell Place
Leeds
LS9 6HT



Spacious Four-Bedroom Mid-Terrace Home with Long-Term Tenant – Ideal Investment Opportunity Near Leeds City Centre Located just on the outskirts of vibrant Leeds city centre, this substantial four-bedroom mid-terrace property presents a rare opportunity for investors. cash buyers only. With a tenant in situ who has lovingly occupied the home for the past 28 years, this property offers both immediate rental income and long-term stability.

Spacious Four-Bedroom Mid-Terrace Home with Long-Term Tenant – Ideal Investment Opportunity Near Leeds City Centre Located just on the outskirts of vibrant Leeds city centre

Property may not be suitable for mortgage purposes. We recommend Cash Buyers only, or survey before, This substantial four-bedroom mid-terrace property presents a rare opportunity for investors. With a tenant in situ who has lovingly occupied the home for the past 28 years, this property offers both immediate rental income and long-term stability. Set over four floors, including a useful cellar for storage, the accommodation comprises:

- Ground Floor: A comfortable lounge and a functional kitchen space.
- First & Second Floors: Two generously sized double bedrooms on each floor, offering ample space for family living or sharers.

To the rear, there is a private yard, while to the front, on-street parking is available. The home is situated in a convenient location close to local shops, schools, and just a short two-minute drive into Leeds city centre. Excellent transport links and commuter routes are easily accessible. This is an exceptional opportunity for buy-to-let investors seeking a ready-made rental property with a dependable tenant. With scope to modernise and increase value over time, this property combines immediate return with future potential. Early viewing is advised due to the strong demand for tenanted investment properties in this area.

Entrance hall Front entrance door giving access through into the hallway. The hallway has a radiator and gives access to the lounge and kitchen. Stairs lead up to the first floor. Lounge Upvc double glazed window to the front elevation. Gas central heated radiator. Fire place and hearth. Wall lights. Kitchen Wall and base units with laminate worksurfaces over. Upvc double glazed window to the rear elevation. Gas hob and electric oven. Integrated dishwasher. Space for dryer and space for washer. Rear stable back door and door to the cellar. Central heated radiator. Boiler. Tiling to flooring. First floor landing with access to two double bedrooms and a family bathroom. Storage cupboard and

a staircase to the top floor. Bedroom One UPVC double glazed window to the front elevation and a gas central heated radiator. Bathroom Upvc double glazed window to the rear elevation. Bath with electric shower over, sink with chrome taps. Toilet with a low-level flush. Fully tiled walls. Radiator and extractor fan. Bedroom Two Upvc double glazed window to the rear elevation. Gas central heated radiator. Top floor Two double bedrooms Bedroom four Roof Velux window to the rear elevation, and radiator. Bedroom Three UPVC double glazed window to the front elevation gas central heated radiator. Rear Yard Enclosed rear yard with paving and access gate.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

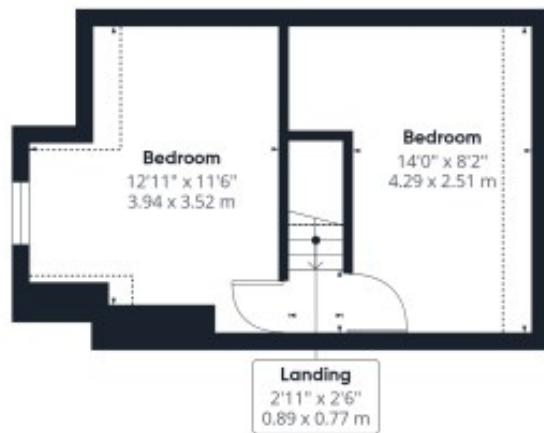




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

968 ft²
89.9 m²

Reduced headroom

32 ft²
3 m²

(1) Excluding balconies and terraces

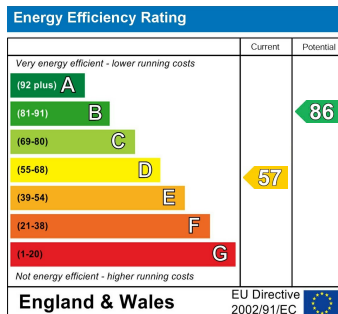
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI 360



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