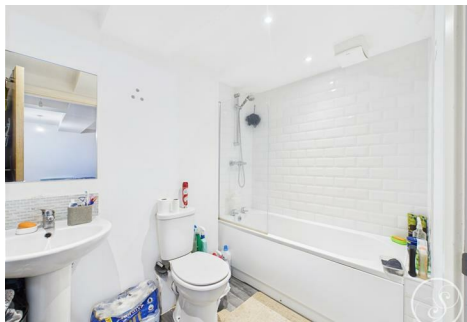




**Stoneacre**  
Properties



## **Artist Street, Leeds, LS12 2EW**

### **£100,000**

Welcome to this charming two-bedroom flat located on Artist Street in the vibrant area of Leeds. This property presents an excellent opportunity for both first-time buyers and seasoned investors alike.

As you enter the flat, you are greeted by a spacious open-plan living area that seamlessly combines the kitchen and lounge, creating a perfect space for relaxation and entertaining. The layout is designed to maximise natural light, making the area feel warm and inviting.

The flat boasts two well-proportioned bedrooms one with en-suite, providing ample space for comfortable living. The bathroom is conveniently situated, ensuring easy access for both residents and guests.

One of the standout features of this property is its fantastic access to the city centre, making it ideal for those who wish to enjoy the vibrant lifestyle that Leeds has to offer. Additionally, the flat comes with a shared parking space.

Currently, the property is tenanted, generating a rental income of £695 per calendar month, making it an attractive investment opportunity. Whether you are looking to make this your new home or add to your property portfolio, this flat on Artist Street is not to be missed.

### Entrance

Entering the property you are welcomed in the entrance hallway which offers access to the bathroom both bedrooms and the the living space. Access is also offered to a large store cupboard.

### Living Space

Open plan with ample space for seating, as well as a dining space. Fitted kitchen with integrated oven, electric hob and space for washing machine and fridge/freezer.

### Bedroom 1

Large double bedroom with space for wardrobes and en-suite bathroom.

### En-suite

En-suite comprising shower over bath, toilet and sink.

### Bedroom 2

Second double bedroom.

### Bathroom

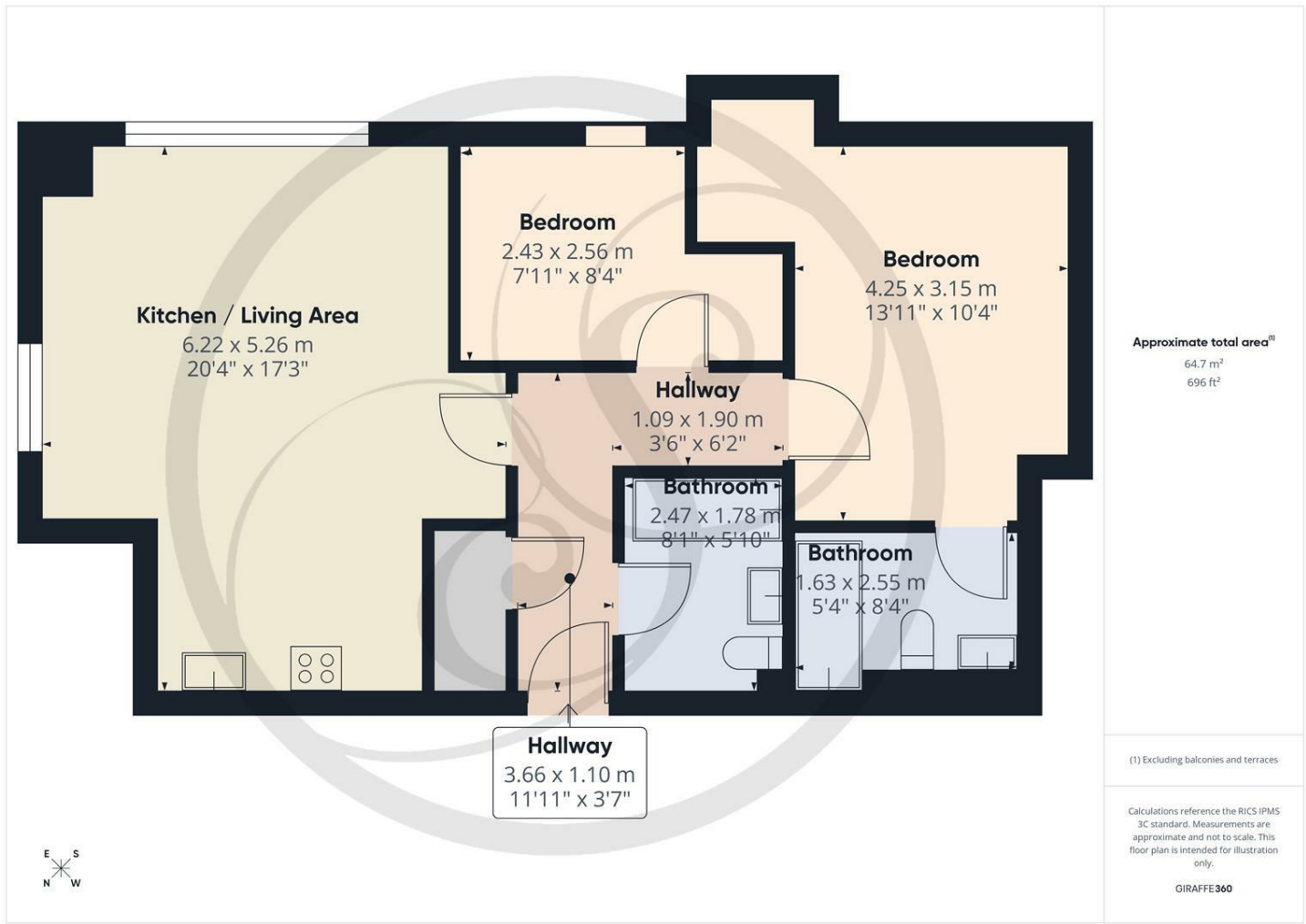
Main bathroom with shower over bath, toilet and sink.

### Lease

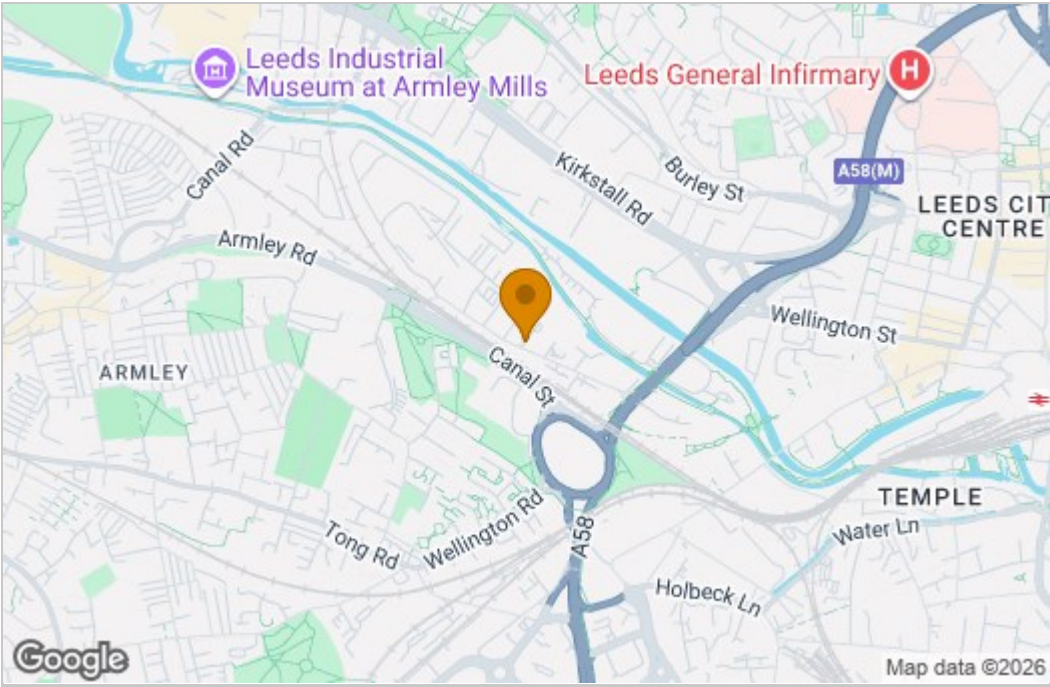
We are advised by the vendor that the property is leasehold with a remaining term of 145 years approximately. The current service charge is £849 per quarter and ground rent £339 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



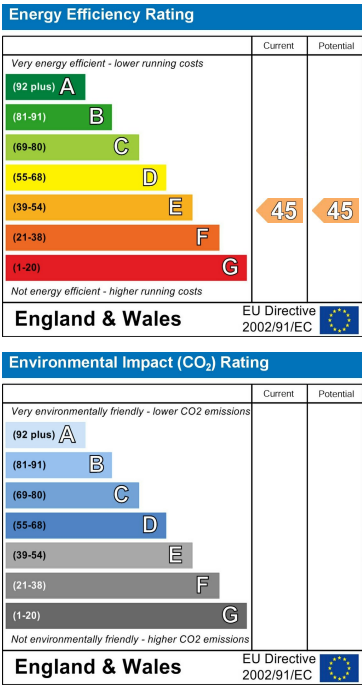
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

