



WATTS & CO
PROPERTY DONE PROPERLY



Archery Place

Woodhouse, Leeds LS2 9AZ

Asking Price Of £300,000

Property Features

- Mid Terrace House
- Six Double Bedrooms
- Two House Bathrooms
- One En Suite
- Large Dining Kitchen
- Living Room
- Let To Professionals
- Current Gross Yield Of 8.39%
- University Location
- Ideal For An Investor

Full Description

Watts & Co are pleased to welcome to the market this SIX DOUBLE BEDROOM mid terrace in the very SOUGHT AFTER location of WOODHOUSE. The property is CURRENTLY let to PROFESSIONALS and is bringing in a GROSS income of £26,000 giving this a FANTASTIC YIELD of 8.39%. The property is over FOUR FLOORS and has 6 bedrooms, one EN SUITE and TWO house bathrooms. This property is located in an EXTREMELY SOUGHT AFTER LOCATION so viewing is HIGHLY RECOMMENDED to avoid missing out on this FANTASTIC INVESTMENT!

ENTRANCE HALL

The entrance hall briefly comprises of; a door to the front and a hard wired alarm system.

LIVING ROOM

10' 6" x 14' 10" (3.22m x 4.54m)

The living room briefly comprises of; a double glazed bay window, a gas central heating radiator and a TV and telephone point.

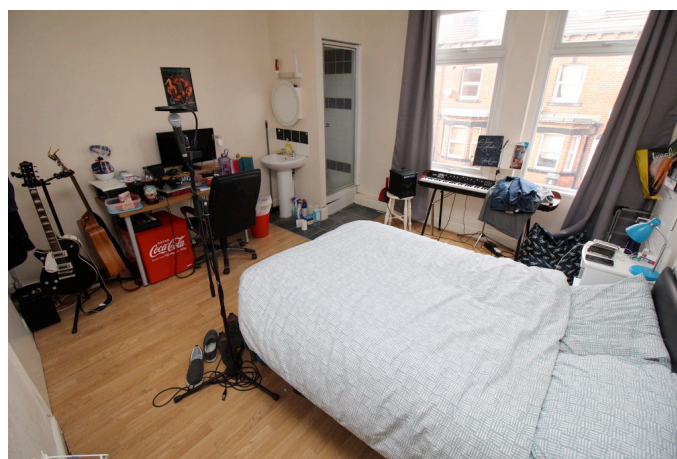
DINING KITCHEN

11' 4" x 15' 3" (3.46m x 4.65m)

The dining kitchen briefly comprises of; a fitted kitchen with a range of wall and base units with complimentary work surface, splash back tiling, a stainless steel sink and drainer unit, space for a dishwasher, an electric oven and gas hob with cooker hood over and space for a dining table.

CLOAKROOM

The cloakroom is to the rear of the house and briefly comprises of; a WC, wash hand basin and a double



glazed window facing to the rear.

LANDING TO LOWER GROUND FLOOR

The landing to the rear of the property has plumbing for an automatic washing machine and houses the central heating boiler.

LOWER GROUND FLOOR

BEDROOM ONE

12' 4" x 13' 3" (3.77m x 4.06m)

Bedroom one briefly comprises of; a double glazed window facing to the front, built in wardrobes and a gas central heating radiator.



UTILITY/KITCHEN

11' 0" x 11' 1" (3.36m x 3.38m)

The lower ground kitchen/utility area briefly comprises of; a range of wall and base units with complimentary, a stainless steel sink and drainer unit, plumbing for an automatic washing machine, a double glazed window facing to the rear and a uPVC door leading to the rear of the property.

Please note, this use to be a self contained apartment but has since been opened up to the household.



SHOWER ROOM

4' 2" x 8' 0" (1.29m x 2.44m)

The shower room briefly comprises of; a shower cubicle, a wash hand basin, WC, partly tiled and an extractor fan.



FIRST FLOOR

BEDROOM TWO

15' 4" x 8' 9" (4.68m x 2.69m)

Bedroom two briefly comprises of; a double glazed window facing to the rear and a gas central heating radiator.

BEDROOM THREE

12' 7" x 13' 1" (3.84m x 4.01m)

Bedroom three briefly comprises of; a double glazed window facing to the front, a gas central heating radiator, a wash hand basin and a shower cubicle.



SHOWER ROOM

6' 11" x 5' 9" (2.12m x 1.77m)

The shower room briefly comprises of; a shower cubicle, a WC, wash hand basin, towel radiator, fully tiled and a double glazed window facing to the rear.

SECOND FLOOR

BEDROOM FOUR

8' 1" x 10' 7" (2.47m x 3.25m)

Bedroom four briefly comprises of; a double glazed window facing to the front and a gas central heating radiator.

BEDROOM FIVE

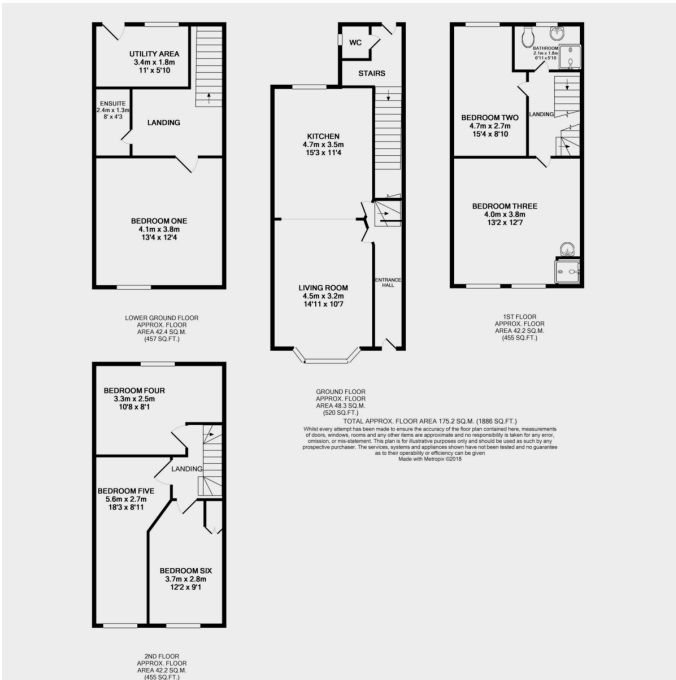
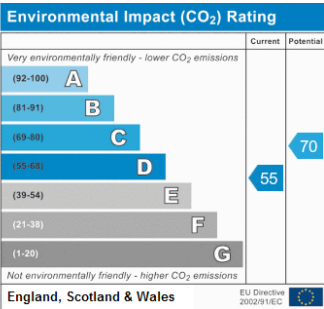
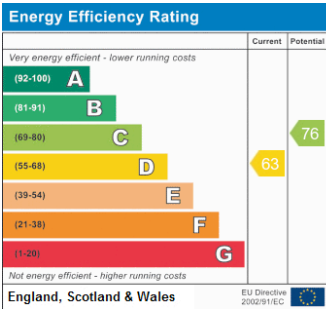
18' 2" x 8' 10" (5.55m x 2.71m)

Bedroom four briefly comprises of; a double glazed window facing to the front and a gas central heating radiator.

BEDROOM SIX

12' 2" x 9' 1" (3.72m x 2.78m)

Bedroom four briefly comprises of; built in wardrobe, a double glazed window facing to the rear and a gas central heating radiator.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements