



# Britannia House, Leeds, LS1 2EU £100,000



- Prime city centre location
- Close to shops, cafés & restaurants
- Ideal addition to an investment portfolio
- Council Tax Band C
- Minutes from the train station
- Converted from studio to separate bedroom layout
- Ready-made rental opportunity

This delightful apartment in Leeds center has been thoughtfully converted from a studio to offer a spacious living area, complete with a separate bedroom, making it an ideal choice for those seeking comfort and convenience in a bustling urban environment.

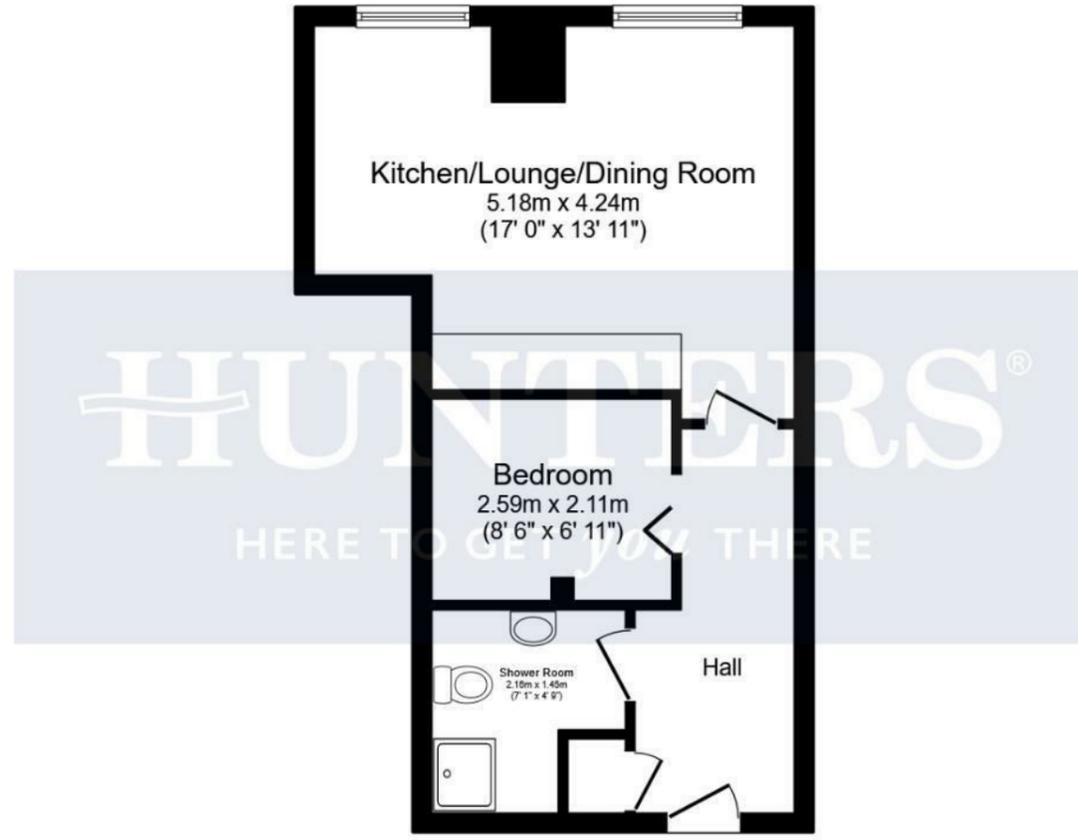
The property boasts a prime location, just a short stroll from the train station. Residents will appreciate the close proximity to a variety of local amenities, including shops, cafes, and restaurants, all within easy reach.

This flat, built after the year 2000, combines modern living with a welcoming atmosphere. The well-designed layout maximises space, providing a comfortable reception room that flows seamlessly into the bedroom area. The bathroom is also well-appointed, catering to all your daily needs.

An added benefit of this property is that it comes with a tenant in situ, making it an attractive option for investors looking to expand their portfolio or for those who prefer a ready-made rental opportunity.



Flat 28, Britannia House, Leeds, 16 York Place, LS1 2EU, GB



**Floor Plan**  
Floor area 36.6 sq.m. (394 sq.ft.)

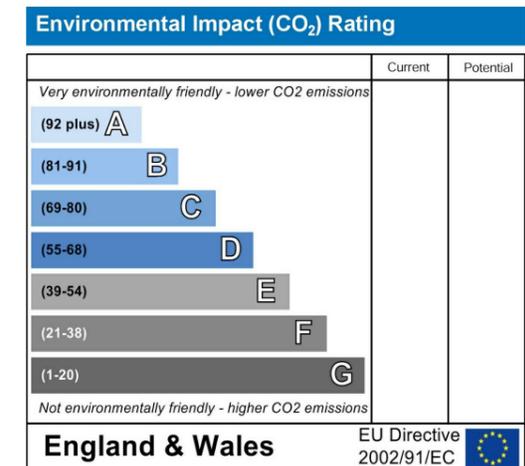
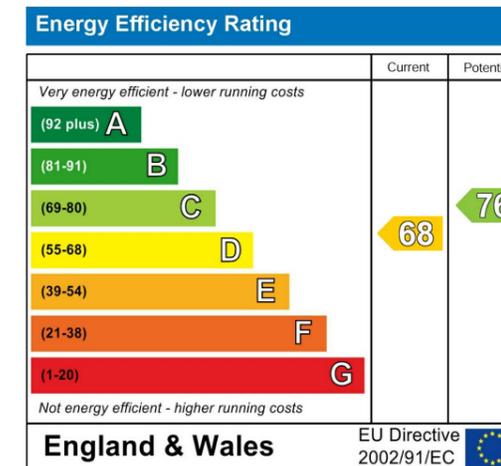
Total floor area: 36.6 sq.m. (394 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



EPC  
Energy rating D  
This property produces 1.9 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Leasehold  
Leasehold Years remaining on lease: 972  
Leasehold Annual Service Charge Amount £  
Leasehold Ground Rent Amount £  
Council Tax Banding: C



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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