

# FOR SALE

**LM** ONE.

## PURPOSE BUILT RESIDENTIAL BLOCK INVESTMENT OF 9 UNITS



**3 -19 NEWLAITHES ROAD, HORSFORTH, LS18 4SY**

Price – Offers in the region of £575,000.



## INVESTMENT CONSIDERATIONS

- Freehold
- Comprising 9 self-contained flats (6 x one beds and 3 x two beds)
- Attractive purpose built property in the residential area of Horsforth
- Current Rent Reserved: £3,308 pcm equating to £39,696 per annum
- Estimated Rental Value (ERV): £48,600 per annum



## LOCATION

Located in the North West Leeds suburb of Horsforth, lying approximately 4 miles north-west of Leeds city centre. The subject property is located off the A65 Kirkstall Road, within walking distance and on the same south side of A65 as Kirkstall Forge train station, which is located just six minutes train journey from Leeds city centre, coupled with pedestrian and cycle links. The A65 Kirkstall Road provides a direct road link into the city centre and subsequently to the M621, M1 & M62 motorway networks via the inner ring road off the A65.

For more information, please contact Steven Jones on 07552 476571 or at [steven@lm1.agency](mailto:steven@lm1.agency) or Charlie O'Hara on 07595 261232 or at [charles@lm1.agency](mailto:charles@lm1.agency)



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LM1 on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by LM1 has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. For information on our Privacy Policy please visit our website – [www.lm1.agency](http://www.lm1.agency)



## DESCRIPTION

The subject property is of purpose built stone built construction and is arranged over 4 floors including undercroft parking for 7 vehicles with parking accessed to the rear, beneath a pitched roof. Each apartment has modern UPVC double glazing. Furthermore there are 3 apartments per floor on ground, first and second floors. The rear elevation consists of one bedroom apartments on each floor, and two bedroom apartments either side of the core at the front of the property. In total there are 9 self-contained flats (6 x one beds and 3 x two beds). Each apartment has separate Kitchen, Lounge, Bathroom and Bedroom(s) together with a small hallway and cylinder cupboard. Kitchen's consist of separate white goods (4 ring cooker & oven, and Washing Machine) and bathroom's; bath with integrated shower, sink & WC. All but one apartment is currently tenanted and a refurbishment of common areas and apartments are required on a phased basis, and of a variety in terms of condition and presentation. The common areas provide stairs to upper floors and the basement also.

7 apartments are let on AST's (Assured Shorthold Tenancies) however 2 are on Regulated Registered Pre 1972 Tenancies with the Council.



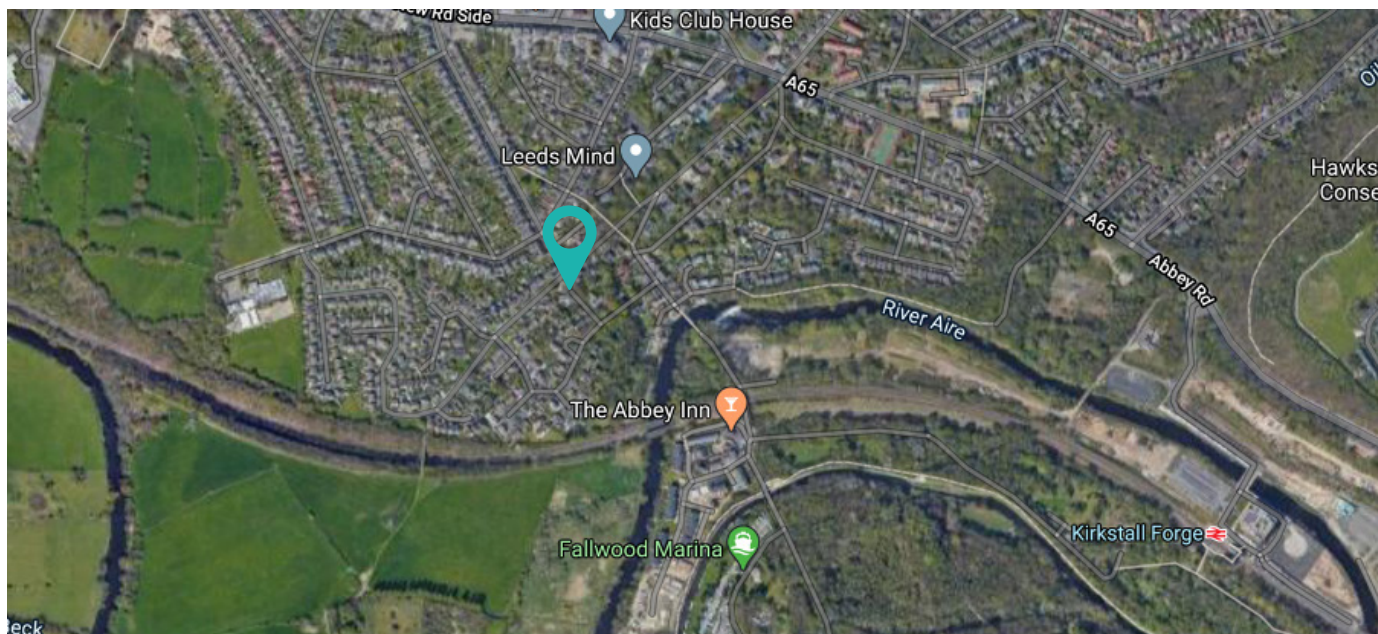
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## **VAT**

Prices and rental are exclusive of VAT if chargeable.

## **TERMS**

Price – Offers in the region of £575,000.

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in the transaction.

## **VIEWING**

By prior arrangement with the agents:

Tel / 07552 476571

Email / [steven@lm1.agency](mailto:steven@lm1.agency)

July 2020

**SUBJECT TO CONTRACT**

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