

A Freehold Pair of Adjoining Buildings Currently Arranged as Seven Bed sitting Rooms. Two Rooms are let on Assured Shorthold Tenancies producing a total of £6,760 per annum

Guide Price = £120,000+

Location

The property is situated in the residential area of Beeston approximately 3 miles south of Leeds city centre. The M621 motorway (junction 5) is within easy reach.

Accommodation

The property has not been inspected by Sutton Kersh Binstock. All information has been supplied by the vendor.

Exterior

The property benefits from forecourt

Current Rent Reserved £6,760

**Estimated Rental Value £23,750
(When Fully Let)**



PROPERTY	FLOOR	ACCOMMODATION	TERMS OF TENANCY	CURRENT ANNUAL RENT
Flat 1	Basement	Bedroom, Shower Room with WC & wash basin	Vacant	
Kitchen	Basement	Shower Room with WC & wash basin		
Flat 3	Ground	Bedroom, Shower Room with WC & wash basin	Vacant	
Flat 4	Ground	Bedroom, Shower Room with WC & wash basin	Vacant	
Flat 5	First	Bedroom, Shower Room with WC & wash basin	6 month AST from November 2009 at £65 per week	£3,380
Flat 6	First	Bedroom, Shower Room with WC & wash basin	Vacant	
Flat 7	Second	Bedroom, Shower Room with WC & wash basin	6 month AST from November 2009 at £65 per week	£3,380
Flat 8	Second	Bedroom, Shower Room with WC & wash basin	Vacant	