



BRANSBY COURT,
FARSLEY, LEEDS,
LS28 5UP
£120,000

1 Bedroom Flat

LINLEY &
SIMPSON

CALLING INVESTORS. Available for sale with a tenant in situ is this ground floor, self contained, apartment with own entrance and garden/ parking. Currently being advertised to investors only, this lovely apartment has a tenant in situ paying £615pcm which is a 6.1% gross yield. The tenant has paid the rent upfront and are in tenancy until May 2023.

Farsley is a fantastic village in the heart of Yorkshire located between Horsforth and Pudsey. Famed for being the birthplace of Aston Martin, Farsleys history is rich and long; today its bustling high street with a plethora of shops, pubs, bars and eateries makes Farsley an ideal little village with all the amenities one would ever need. Although leaving Farsley is not necessary, it is easy with it being well connected via bus and road routes as well as via train at New Pudsey Station which is less than a mile and a half from Farsley centre. Brilliant primary schools are also a reason to buy in Farsley and they regularly obtain an 'Outstanding' Ofsted report.

Ground Floor Garden Apartment

Entrance Hall

This smart, self-contained apartment has access via its own front door lead to by its own private garden and parking. There is a storage room adjacent from the door to the apartment for storage.

Living/ Dining Room

The large, front reception space in the apartment makes up the living room that has a front facing uPVC window, chimney-breast, laminate flooring and neutral décor throughout. The living room has a lovely view of the private garden space.

Kitchen

Accessed via an archway in the living room is the apartment's kitchen with wall and base units in a 'C' shape hugging the outer walls of the room. There is a gas hob and electric oven and there is plumbing for a washing machine too.

Master Bedroom

The master bedroom is a well-sized double bedroom with ample available space as well as multiple built in wardrobes to two sides of the room. The room is well illuminated by a large uPVC double glazed window and is a nicely proportioned bedroom.

House Bathroom (Wet Room)

Located to the rear of the apartment is the modern, fully tiled wet/ shower room with toilet, shower and hand basin within.

External and Parking

Externally this apartment is very unique in so far as it has its own, privately owned and maintained outside garden space. There is a paved and planted garden with a large storage shed within just outside the external door to the apartment. And round road-side there is a dedicated parking space for the apartment too.

Agents Notes -

We are advised that the apartment is leasehold and we are advised that the below details are accurate as advised by the seller but we do recommend getting them confirmed by your chosen legal professional -

Lease Term Initially - 100 years from 11 May 2010

Lease Term Remaining (approx.) - 87 years

Service Charge - N.A

Ground Rent - £44pcm

The property is currently tenanted on an AST where the rent is paid in advance up until May 2023. The rent averages at £615pcm, please contact the branch for more information - the investment is a 6.1% yield at asking price.



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 424 sq.ft. (39.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the drawings, containing these measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
(Made with Metropix 12002)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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