



VELOCITY NORTH, 3
CITY WALK, LEEDS,
LS11 9BE
£175,000
2 Bedroom Flat
EPC Rating: C



This is a well presented 2 bedroom, 2 bathroom, contemporary apartment, located on the 2nd floor of this popular development.

Available furnished, the open plan living area offers a well fitted kitchen, with built-in appliances, including a fridge freezer, dishwasher and washer/dryer.

The lounge/diner is a good size and has a large picture window at one end, which has the added benefit of a north/west facing aspect.

Off the hallway is a contemporary house bathroom, 2 double bedrooms, one with built in wardrobes and master en-suite.

The Vendor informs us that the following charges apply:-

Ground Rent - £250pa / Service Charge - £1,200.00pa

Lease - 988 years remaining

CURRENTLY RENTED on a rolling basis at £825pcm = 4.8% Net Yield, inclusive of GR & SC, purchased at £175,000.

THE DEVELOPMENT

Velocity is a very popular development with owner-occupiers and tenants alike. It takes the form of four individual blocks, the majority with balconies, but all with parking.

Being positioned south of the city, it offers both easy access into and out of the city centre, with the main motorways being just around the corner.

LOUNGE / DINING ROOM

The lounge / diner is a good size, and easily allows for both lounging and dining areas. There is a large window at one end, which offers north/west facing views Manor Road below.

KITCHEN

Being part of the lounge / diner, the kitchen is beach in colour, with matching grey tops. Stainless steel built-in appliances include, an electric oven, ceramic hob and extractor fan, as well as a full-size dishwasher and washing machine.

BEDROOM 1

The master bedroom is a good double, with built-in wardrobes and north/west facing views. It also benefits from a good size en-suite, with thermostatically controlled shower.

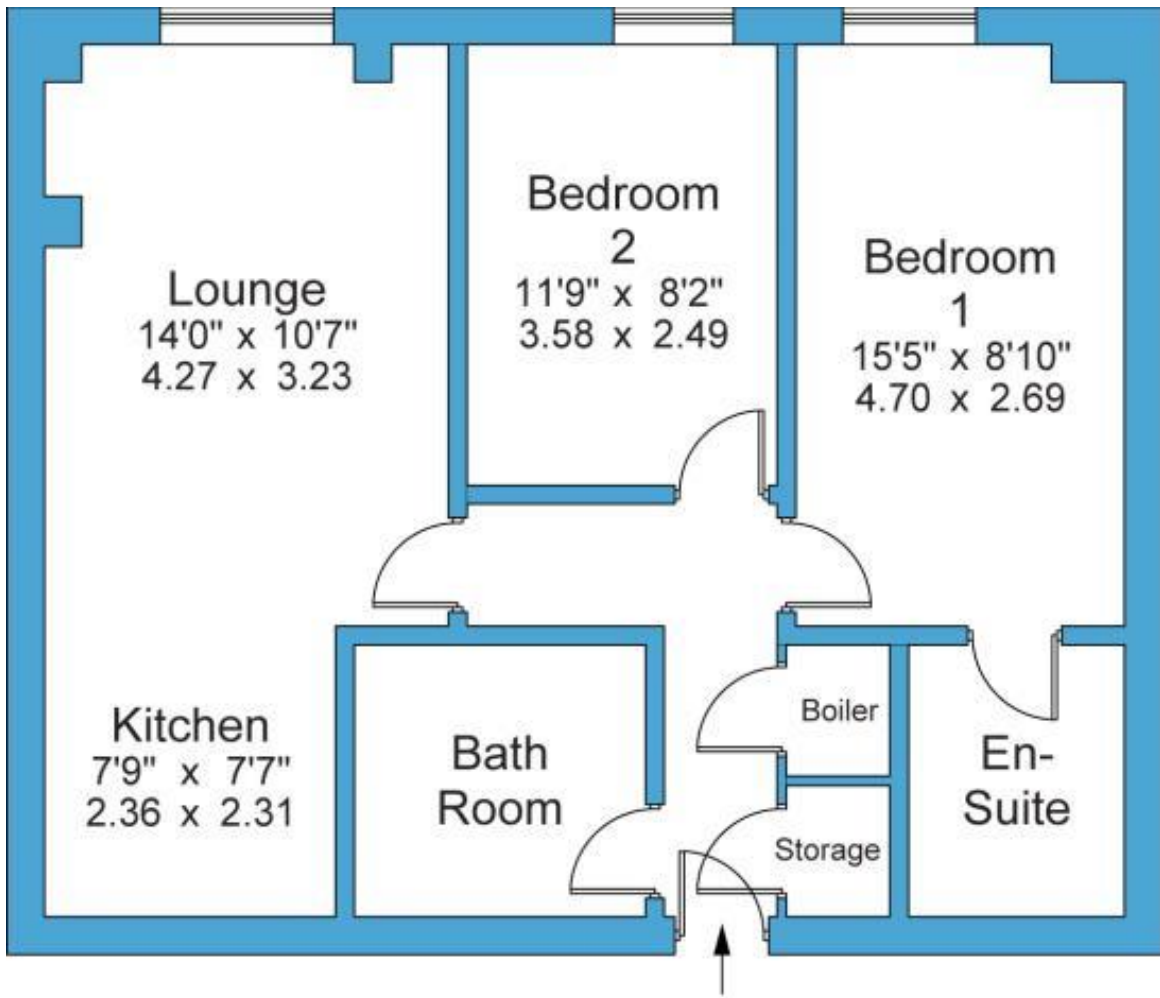
BEDROOM 2

The second bedroom by city standards is a great double, with space for a double bed, side tables, drawers and a double wardrobe - ideal for sharers and owner-occupiers alike.

BATHROOM & EN-SUITE ROOM

Both the house bathroom and en-suite shower room are mostly tiled, and incorporate a white 3 piece suite, including thermostatically controlled showers, wall mirrors and heated towel rails.





Approx Gross Floor Area = 668 Sq. Feet
= 61.97 Sq. Metres

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:
Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.