



4 BED HOUSE - SEMI- DETACHED

ADDRESS**EDEN GARDENS, BURLEY, LS4 2TQ****RENT****£230,000**

FOUR BEDROOM DORMER BUNGALOW WITH FRONT AND REAR GARDENS WITH OFF ROAD PARKING. IDEAL INVESTMENT ATTRACTING STUDENT AND PROFESSIONAL RENTERS. Currently tenanted to four with an annual income £17,726.48 not including bills. Gross return of 7.8% based on asking price. HMO Licence in place. Fully refurbished in 2017. Large living room with laminate flooring, feature fireplace and leather effect sofas. Fully fitted kitchen with washing machine, dishwasher and fridge freezer. Fully tiled bathroom with shower and separate w.c. Four double bedrooms all with double beds, wardrobes, desks and bookcases. Central heating, double glazing, gardens to front and rear, off street parking for at least 3 cars with further on street parking available. Quiet residential area with good links to Headingley, Universities and Kirkstall Road which has an abundance of amenities. City centre public transport is frequent and only takes ten minutes. EPC Rating: D



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