

1 Viaduct Road | Leeds | LS4 2BG

Asking Price £126,000

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1 BED DUPLEX APARTMENT WITH PARKING. An excellent one bedroom, duplex apartment in The Preston, Leeds. The 3rd floor property, totalling 602 sq ft, comprises: entrance hall, storage cupboard with washing machine, open plan living & dining room through to fitted kitchen, one double bedroom and bathroom with shower over bath. Located in the sought-after Knowledge Quarter of Leeds within close proximity to the city centre. Only 5 minutes walk away from The Preston is Cardigan Fields. The retail park is host to a variety of entertainment including; Vue Cinema, Virgin Active gym, bowling and an indoor climbing centre. Alongside the entertainment facilities there are also a wide variety of restaurants and bars open until late in the evening. Just a short walk up the road from Cardigan Fields there is an Aldi, Asda and a variety of smaller shops tailored to meet your requirements.







- ONE BEDROOM DUPLEX APARTMENT
- PARKING
- FITTED KITCHEN
- BATHROOM WITH SHOWER OVER BATH
- CURRENTLY LET FOR £875PCM, ACHIEVING A RENTAL YIELD OF 8.33%
- 3RD FLOOR
- OPEN PLAN LIVING & DINING ROOM
- 602 SQ FT
- INTERCOM
- JUST 1.5 MILES FROM LEEDS CITY CENTRE

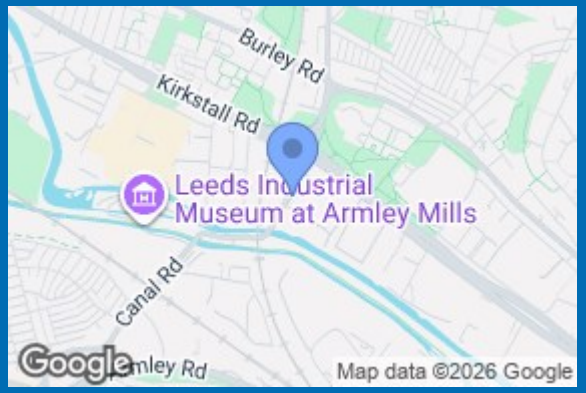


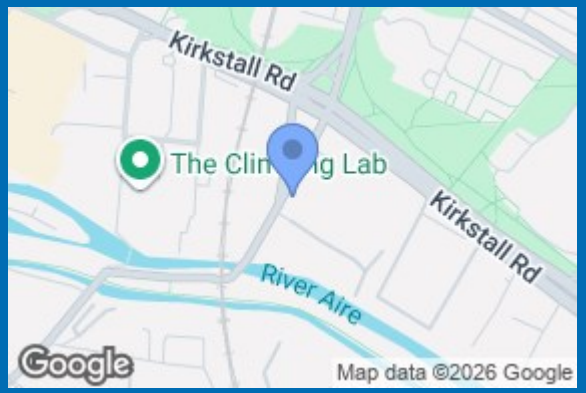


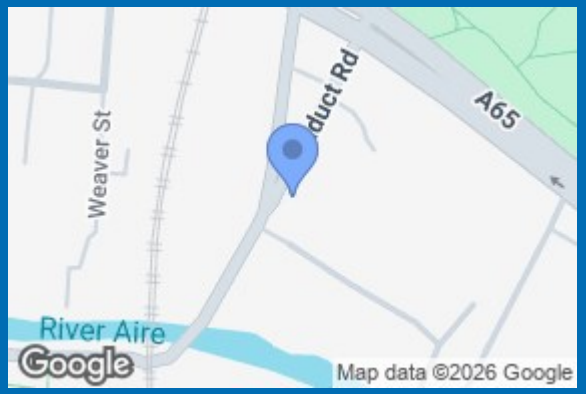


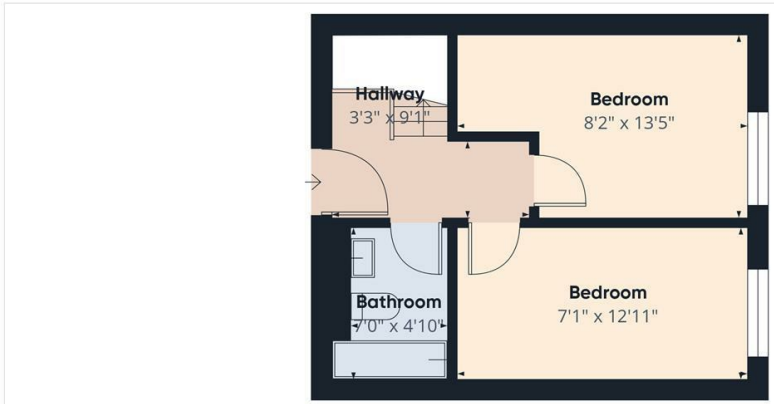




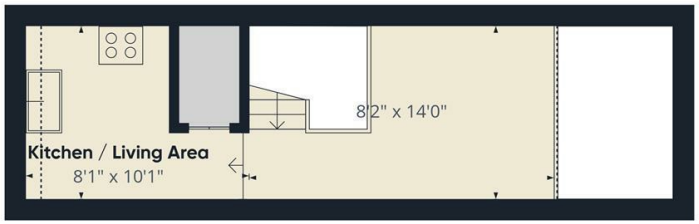








Floor 0



Floor 1

Approximate total area(1)

456 ft²

Reduced headroom

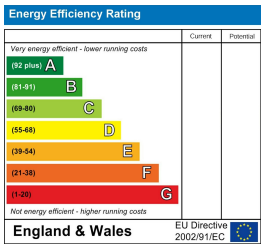
6 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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