

Apartment 201 Granary  
House  
Leeds  
LS1 4EA



# Apartment 201 Granary House

## £220,000

### Full Description

Apartment 201, Granary House, Leeds City Centre

Elite Realty Invest are delighted to present Apartment 201 at Granary House, a spacious two bedroom apartment located close to Granary Wharf in the highly sought after LS1 postcode. Offered off plan and below current market value, this property presents an excellent opportunity for investors seeking strong income potential in one of the UK's most dynamic regional cities.

Extending to approximately 648 square feet, Apartment 201 offers a well proportioned layout that appeals strongly to professional tenants and visitors seeking high quality accommodation in the heart of Leeds. The generous internal space and two bedroom configuration provide flexibility for both traditional rentals and short term accommodation.

A key advantage of this apartment is that short term letting is permitted within the development. Using a professionally managed short term letting model, the property has the potential to achieve yields of up to 10%, creating a compelling opportunity for investors looking to maximise income from a city centre asset.

The apartment has been designed to provide a modern and functional living space ideal for city living. The kitchen features sleek handle free fitted units with soft closing doors, along with integrated appliances including an electric oven, ceramic hob, fridge and freezer. A stainless steel sink with contemporary tap fittings is complemented by glass splashbacks and subtle under cabinet lighting. A separate utility cupboard in the hallway provides space for laundry appliances.

Bathrooms are finished to a high standard with modern white sanitaryware, chrome fittings and glass shower screens. Large marble effect porcelain wall tiles enhance the space, alongside a large wall mirror, integrated storage and a chrome heated towel rail.

Living areas, kitchens and hallways benefit from high quality luxury vinyl flooring, providing both durability and style, while bedrooms are fitted with comfortable carpeting.

Residents benefit from a range of security and convenience features including a smart video entry system that can be controlled via mobile device technology, CCTV within communal areas, mains powered smoke alarms and a sprinkler fire protection system. Secure bicycle storage is available on site, with private secure parking available separately.

Why Invest in Leeds?

Local Authority

Council Tax Band New Build

EPC Rating

### Contact

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