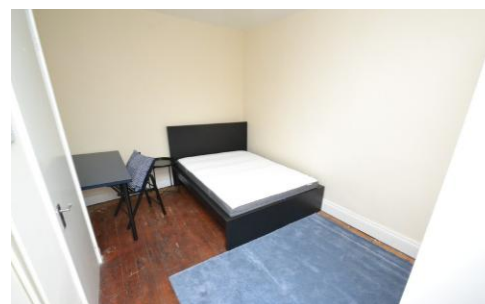
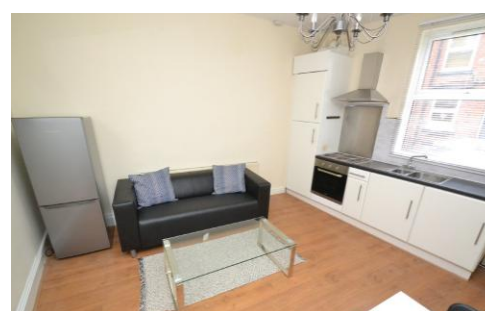


Kelsall Avenue, Hyde Park  
Leeds, LS6 1RB  
Asking price of offers over £150,000

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- Two double bedrooms
- Close to city centre
- Double glazing throughout
- On street parking
- Gas central heating
- Rented until mid-august
- Generating 6% gross income
- Managed by Dwell

## SUMMARY

Two double bedroomed furnished home in a very popular location in Hyde Park. The property is ideally positioned for the universities, shops, pubs, restaurants, and the city centre. There is also a number of transport links close by making this a fantastically convenient property.

## LOUNGE/KITCHEN

A modern fitted kitchen having white high gloss units and black work surfaces. Laminate flooring, grey brick effect splash back tiles. integrated electric oven and hob. other white goods can be included if requested. Gas central heating and neutral décor. Door Leading to cellar space.

## BEDROOM ONE

A double bedroom with stripped wood flooring, neutral décor, Gas central heating, Double glazed window.

## BATHROOM

Contemporary bathroom having white suite, shower attachment over bath, tiled walls. Grey lino floor. Grey roller blind.

## BEDROOM TWO

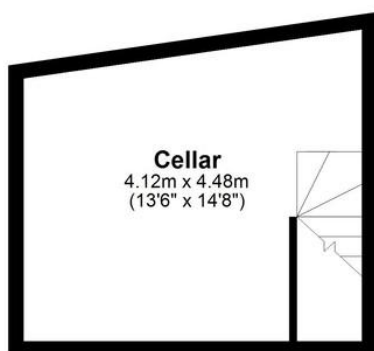
Spacious double bedroom with new grey carpet, neutral décor, Gas central heating, 2 x Double glazed window.





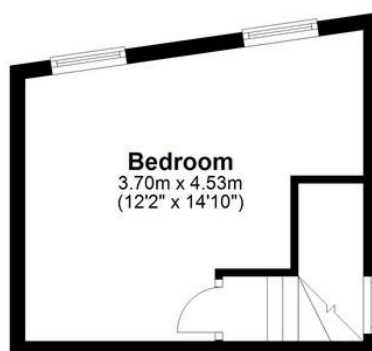
### Cellar

Approx. 17.0 sq. metres (183.0 sq. feet)



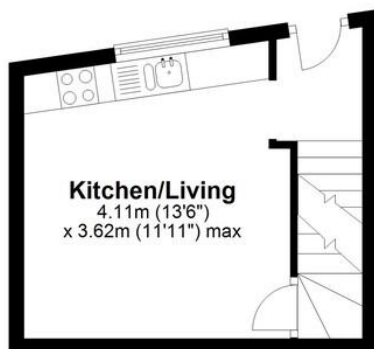
### Attic

Approx. 17.0 sq. metres (182.9 sq. feet)



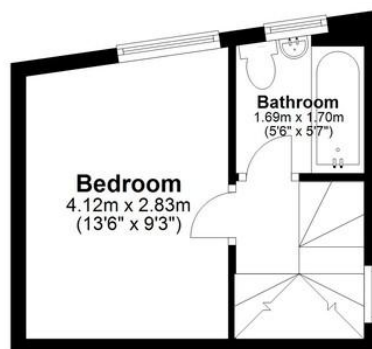
### Ground Floor

Approx. 17.0 sq. metres (183.0 sq. feet)



### First Floor

Approx. 17.0 sq. metres (182.9 sq. feet)



Total area: approx. 68.0 sq. metres (731.7 sq. feet)

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

Contact us about this property

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