



## 3-6 STONEY RISE, HORSFORTH, LEEDS, LS18 4SF FOR SALE

A fully let unbroken freehold of 4 high quality  
stone built income producing apartments with private car parking.

AdairPaxton  
Property Specialists



## 3-6 Stoney Rise, Horsforth, Leeds, LS18 4SF

- Located in Horsforth, less than 0.1 miles south of Town Street and Horsforth Town Centre
- Situated fronting Stoney Rise, east of Fink Hill in an established residential area close to the recreational amenities of Horsforth's Hall Park
- An attractive stone building providing four superbly fitted self-contained residential apartments
- Two, 2 bedroom apartments at ground floor, one at first floor and another spanning first and part second
- Each apartment has two bedrooms, a house bathroom and kitchen and dining room/living area





## LOCATION

This attractive Property is located in Horsforth, a popular residential suburb 5.0 miles north west of Leeds city centre, 3.0 miles north west of Kirkstall and 4.5 miles south east of Guiseley. The main retailing area of Horsforth comprises Town Street where there are a range of national, regional, and local retailers including Costa Coffee, William Hill, Co-operative Travel, Oxfam, Greggs and a Morrisons supermarket. There are also a range of restaurants, café's and bars

The Property is located less than 0.1 mile south of Town Street, within an established residential area. The Property fronts the north side of Stoney Rise, east of Fink Hill, which leads south to the A6120 Leeds outer ring road.

As such the property provides easy and convenient access to the broad range of amenities Town Street has to offer, whilst the recreational facilities of Horsforth's Hall Park are approximately 100m away.



For illustrative purposes only





## DESCRIPTION

The Property comprises a purpose-built block of four residential apartments within a building arranged over ground, first and part second floor. The Property is of block and reclaimed stone construction with elevations incorporating UPVC double glazed sliding sash style windows with stone mullions and lintel surrounds. To the front is ramped access serving the ground floor right-hand side Apartment 4. Off Stoney Rise there is a surface drive leading to a courtyard that provides four off street block paved car parking spaces, a bike store and enclosed bin store serving all four apartments. We understand each apartment is demised one car parking space.

Each apartment has an entrance hallway off which are two double bedrooms with fitted wardrobes, a three-piece house bathroom with bath overhead shower, WC and wash hand basin in a vanity unit and a living dining kitchen. Heating and hot water is via a gas fire combination boiler.

All four apartments are well presented and decorated with the bathroom having matching floor and floor-to-ceiling wall tiling. The kitchen has fitted base and wall units equipped with the usual domestic appliances. Apartment 6 has a second reception room/bedroom 3 within the eaves of the second floor.

## ACCOMMODATION

Measured in accordance with the RICS property measurement (2nd Edition), we understand the flats to have the following approximate gross internal areas:

- Flat 3 505 sq ft (46.9 sq m)
- Flat 4 490 sq ft (45.5 sq m)
- Flat 5 416 sq ft (38.6 sq m)
- Flat 6 641 sq ft (59.5 sq m)
- Total 2,052 sq ft (190.6 sq m)



## TERMS

This unbroken freehold of four apartments, subject to existing tenancies as outlined above, is offered at a guide price of £695,000, which would show an investor a gross initial return slightly in excess of 6%.

## COUNCIL TAX

According to Leeds City Council, all the flats fall under Council Tax Band B. Interested parties are advised to direct further enquiries to the local authority.

## COSTS

Each party to be responsible for their own legal costs.

## VIEWINGS/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)) or Simon Dalingwater on 0113 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)).

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or  
David Tomlin on 07768 723299  
([david@tomlins.uk.com](mailto:david@tomlins.uk.com)).

**Tomlins**

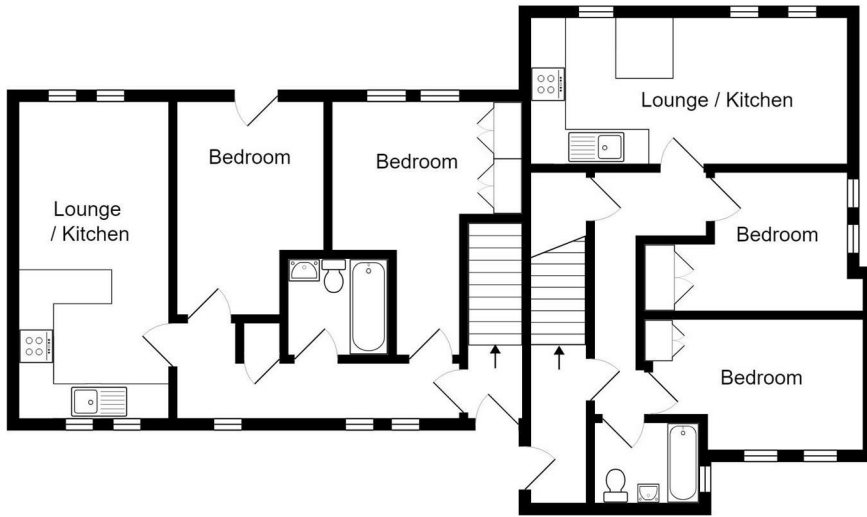




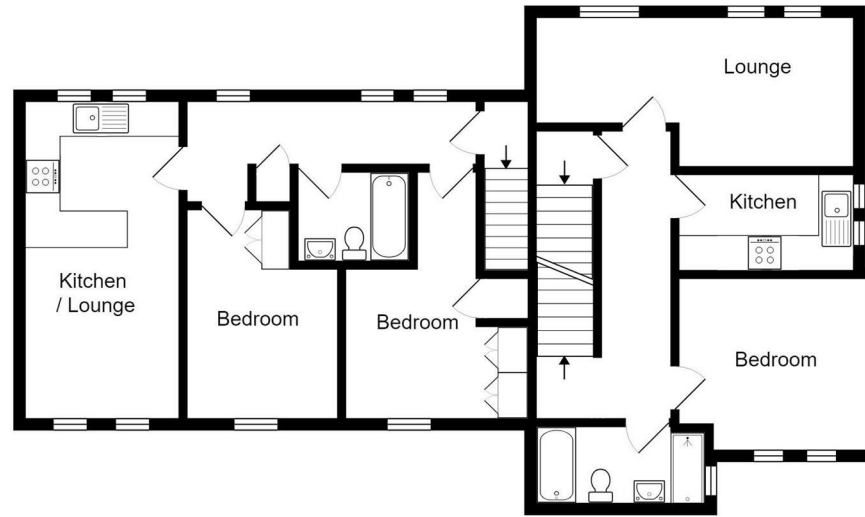
## TENANCY TABLE

Flat	Rent (pa)	Rent (pcm)	Lease Expiry	Description
3 (First)	£10,560	£880	10/12/2024	A recently refurbished, first floor, 2-bedroom apartment comprising a kitchen/living area and 3-piece bathroom let on a 10-month AST expiring 10 <sup>th</sup> December 2024.
4 (Ground)	£10,500	£875	29/06/2024	A recently refurbished, ground floor, 2-bedroom apartment comprising a kitchen/living and 3-piece bathroom let on a 12-month AST expiring 29 <sup>th</sup> June 2024.
5 (Ground)	£10,500	£875	09/01/2024	A recently refurbished, ground floor, 2-bedroom apartment comprising a kitchen/living and 3-piece bathroom let on a 6-month AST expiring 9 <sup>th</sup> January 2024.
6 (First & Second)	£11,160	£930	06/10/2023	A recently refurbished, 2-bedroom duplex comprising a large lounge area, separate kitchen area and a 3-piece bathroom. The apartment is let on a 6-month AST expiring 6 <sup>th</sup> October 2023.

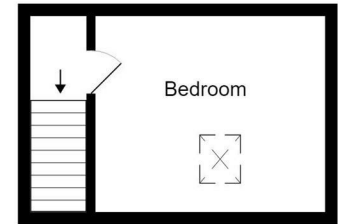
**Total £42,720**



Ground Floor



First Floor



Second Floor

All measurements are approximate and for display purposes only.  
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MISDESCRIPTONS ACT 1991 These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE

ENERGY PERFORMANCE CERTIFICATE (EPC)

Address	Energy rating	Valid until
<a href="#"><u>Apartment 1, 3 Stoney Rise, LEEDS, LS18 4SF</u></a>	C	15 November 2026
<a href="#"><u>Apartment 2, 3 Stoney Rise, LEEDS, LS18 4SF</u></a>	B	15 November 2026
<a href="#"><u>Apartment 3, 3 Stoney Rise, LEEDS, LS18 4SF</u></a>	C	16 November 2026
<a href="#"><u>Apartment 4, 3 Stoney Rise, LEEDS, LS18 4SF</u></a>	B	16 November 2026