



Offers in Excess of £500,000 Region



- Substantial 6 Bed Student HMO
- Close Proximity to Main Uni Campus & City
- Let until June 2025 at £43,992 P/A
- Good Size, Well Managed & Characterful
- Being Sold as a On-Going Concern
- Long HMO Letting History!



LET UNTIL SUMMER 2025!! SITUATED WITHIN EXCELLENT CLOSE PROXIMITY TO THE MAIN UNIVERISTY CAMPUS IS THIS SUBSTANTIAL PERIOD STUDENT INVESTMENT, A PRIME LETTING LOCATION AND CURRENTLY LET UNTIL JUNE 2024, AND RE-LET FOR THE FOLLOWING ACADEMIC YEAR, GENERATING A GROSS RENTAL INCOME OF £43,992 P/A.

The impressive 6 x BEDROOM STUDENT HMO will not disappoint and provides a generously proportioned interior, comprising of characterful accommodation over four floors, still retaining many original period features and being sold as an on-going concern with immediate income on completion. There is also no letting management tie in, allowing buyers the opportunity to self manage or appoint their own preferred letting agent.

Situated in one of the prime letting locations, the property has a long letting history as an HMO and is likely to attract high levels of interest and must be an excellent choice for any established discerning investor.

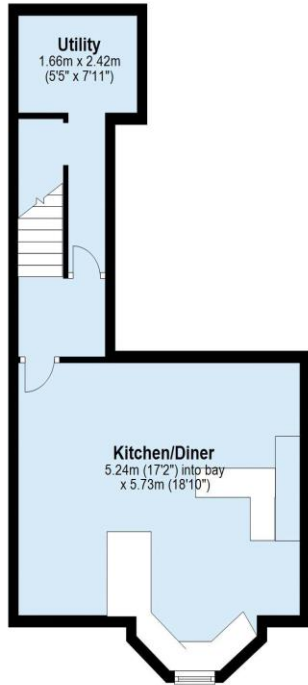
We would urge EARLY INSPECTION to appreciate the property features, generous sizes and very well managed accommodation!!

The HMO licence permitted level of occupancy is a maximum of 6 persons at expires on 24th October 2027. (Rent includes a provision of £7pppw towards water, internet & communal tv licence on a fair usage basis). Photographs taken pre tenancy.

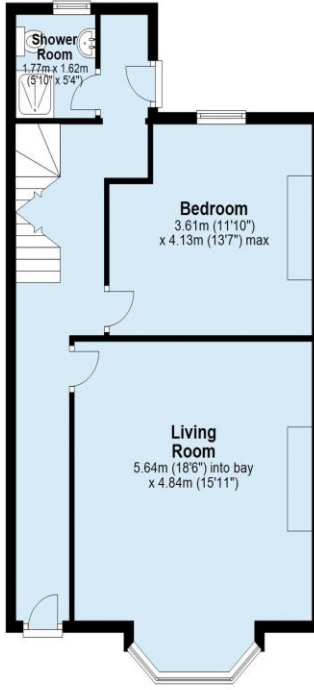




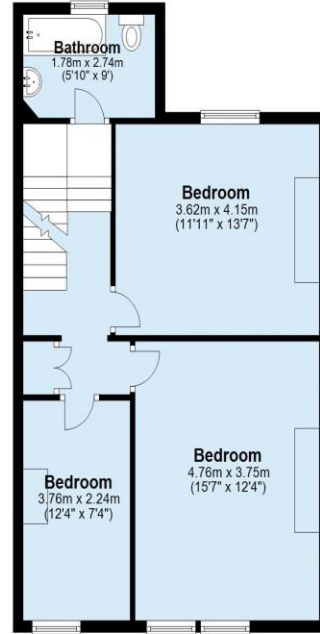
Lower Ground Floor
Approx. 39.7 sq. metres (427.4 sq. feet)



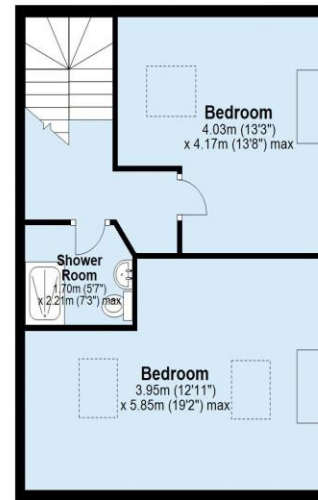
Ground Floor
Approx. 57.3 sq. metres (617.3 sq. feet)



First Floor
Approx. 56.5 sq. metres (608.3 sq. feet)



Second Floor
Approx. 48.8 sq. metres (524.9 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract.
Intending purchasers must rely upon their own inspection of the property.

Tenure
Freehold
Council Tax Band
C
Possession
Subject to Tenancy

Offer procedure
If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Viewings
All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Appliances/Services
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Management Clause
If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

Houses in Multiple Occupation (HMO)
This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](https://www.leeds.gov.uk) website for more information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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