



- Substantial detached HMO Investment
- Eight en-suite self-contained bedrooms
- Gross rent of £51,900 p/a inc bills
- Communal lounge and kitchen
- Extensive basement and large garage
- Easy access into Leeds city centre



**A SUBSTANTIAL DETACHED EIGHT BEDROOMED HMO INVESTMENT PROPERTY STANDING ON A PROMINENT CORNER OVERLOOKING EAST END PARK PLAYING FIELDS, CLOSE TO LOCAL AMENITIES AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND ONTO THE MAJOR ROAD & MOTORWAY NETWORK. CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS.**

The property, formally a doctors surgery, has been converted into a very good quality and well managed eight bedroomed House in Multiple Occupation (HMO) with the relevant planning permission and is being run as a very successful residential investment, currently generating a total gross rent of £51,900 including bills. The seller believes the net rent less bills to be circa £42,500 p/a offering a very attractive yield of nearly 9% based on the asking price. (Bills include gas, water, broadband and council tax. Tenants pay their own electric based on individual sub-meter usage). The rooms are all let on individual tenancies with most now on rolling contracts.

Each bedroom is self-contained having an en-suite shower room w/c and kitchenette, with an additional lounge and kitchen for communal use. There is an extensive basement providing useful storage, but also offers potential for further development, plus a large garage to the side, again, ideal for storage but offering great potential to develop or incorporate into the main building, all subject to relevant consents.

The seller has a HMO Licence for eight occupants until 6th November 2025. There is no lettings management tie-in, allowing buyers to self-manage or appoint their preferred agent.

Internal viewing strongly recommended to fully appreciate this well managed and successful investment concern.







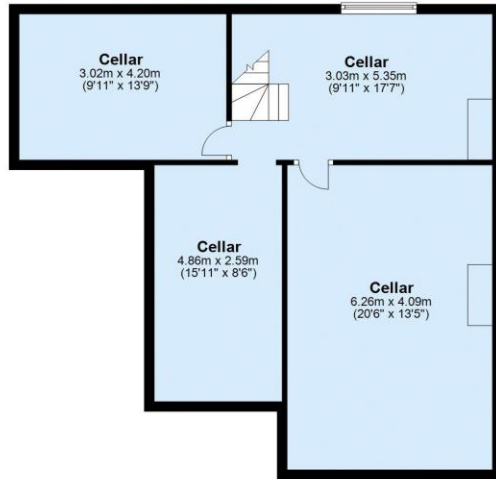




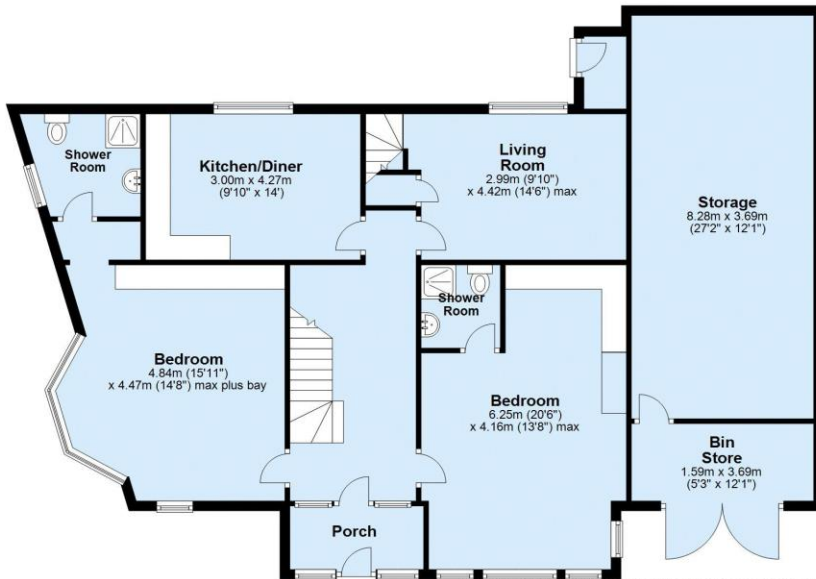


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**Lower Ground Floor**  
Approx. 68.6 sq. metres (737.9 sq. feet)

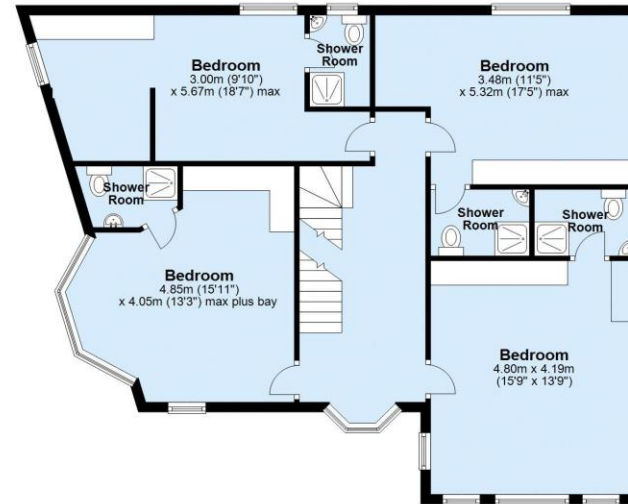


**Ground Floor**  
Approx. 137.0 sq. metres (1474.2 sq. feet)

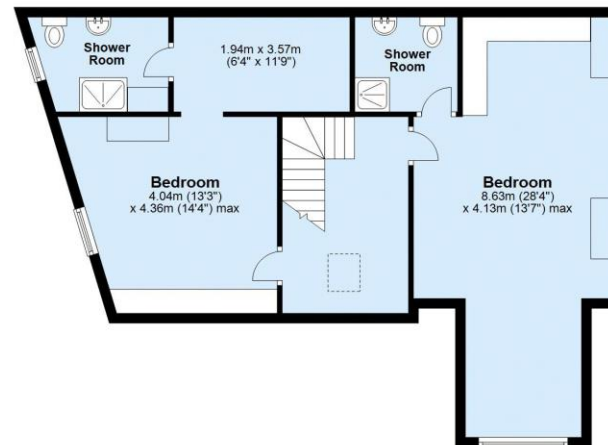


Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

**First Floor**  
Approx. 97.0 sq. metres (1044.2 sq. feet)



**Second Floor**  
Approx. 72.3 sq. metres (778.6 sq. feet)



Tenure freehold

Council Tax Band D

possession subject to tenancy

**Viewings**

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

**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.

**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.

**House in Multiple Occupation (HMO)**

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](http://Leeds City Council website) website for more information.

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