



- Attractive HMO Investment property
- Six bedrooms, three bath/shower rooms
- Close to train station & shops
- Let until 27th June 2025
- Gross rent £35,418 p/a ex bills
- Viewing highly recommended



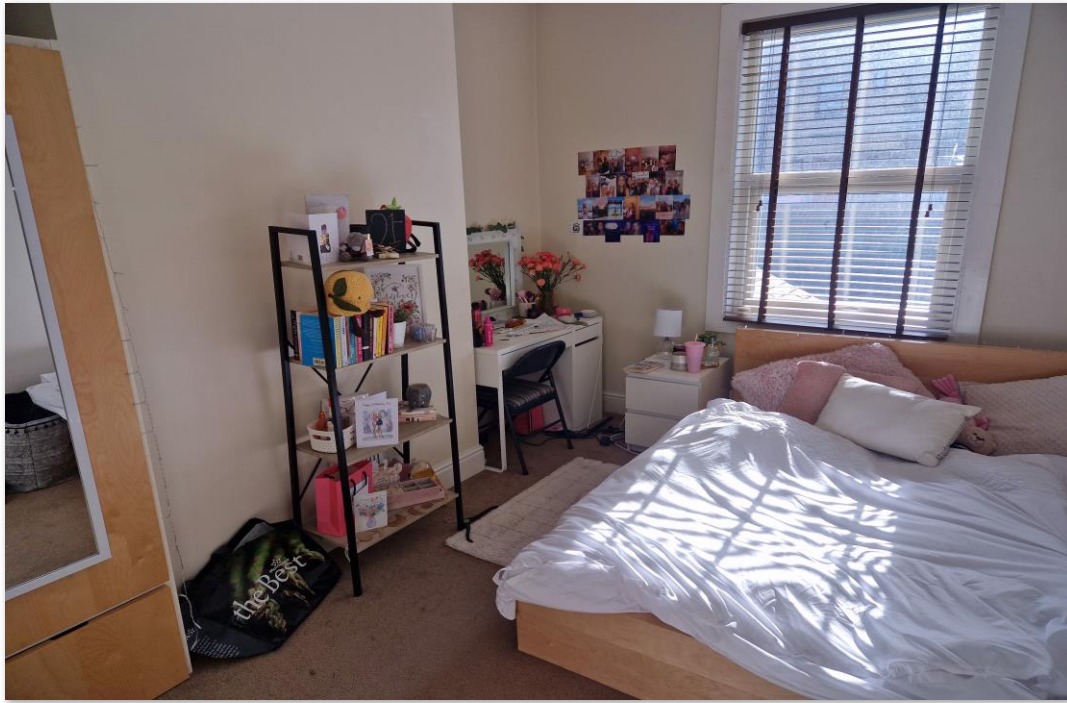
A WELL PRESENTED AND MANAGED ELEVATED SIX BEDROOMED END TERRACE INVESTMENT PROPERTY, SITUATED IN THIS HIGHLY CONVENIENT LOCATION, A FEW MINUTES WALK TO HEADINGLEY TRAIN STATION, KIRKSTALL SPORTS & MEDICAL CENTRES, EXTENSIVE SHOPPING AMENITIES AND WITH EASY ACECSS INTO HEADINGLEY, LEEDS CITY CENTRE AND THE UNIVERSITIES.

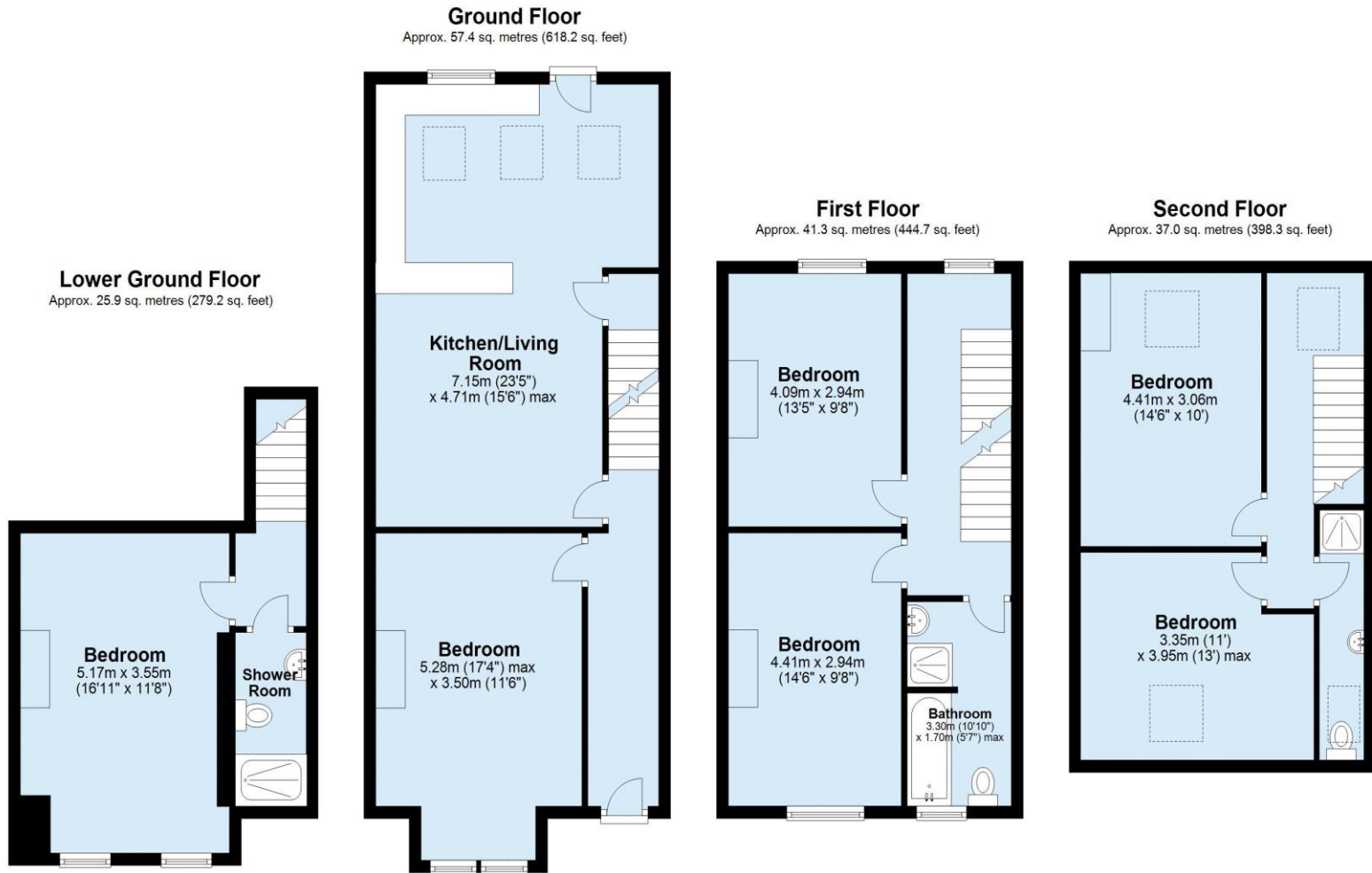
The well-planned accommodation comprises an entrance hall, a bedroom and an impressive open plan living kitchen with breakfast bar on the ground floor. There is a further spacious double bedroom and a shower room w/c on the lower ground floor, two bedrooms and a bathroom w/c with a separate shower enclosure on the first floor and two further bedrooms on the top floor with an additional shower room w/c.

Externally there a low maintenance garden to the front and an attractive enclosed block paved garden to the rear with an outbuilding housing the washing machine and tumble drier. There is ample on street parking.

The property is currently let until 28th June 2024 at £39,936 p/a including bills and re-let from 4th July 2024 until 27th June 2025 at £35,418.24 p/a excluding bills producing an attractive gross yield of over 8.3%! The seller has a HMO Licence until 18th August 2027 and a certificate of lawful C4 use. There is no lettings agent management tie-in, allowing buyers to self manage or appoint their preferred agent. Internal viewing to appreciate this well run investment concern, ideally situated to attract both the student and professional rental markets.







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.

Tenure
Freehold

Council Tax Band
C

Possession
Subject to existing tenancy agreement

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 website for more information.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.



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