



2 Harrogate Road, Leeds, Yorkshire, LS7 4LA

Investors Only. Located in Chapel Allerton this five bedroom, three bathroom semi-detached house with a one bedroom annex apartment.

Fully tenanted as a licensed HMO, this property is currently achieving £42,960 per annum (including bills).

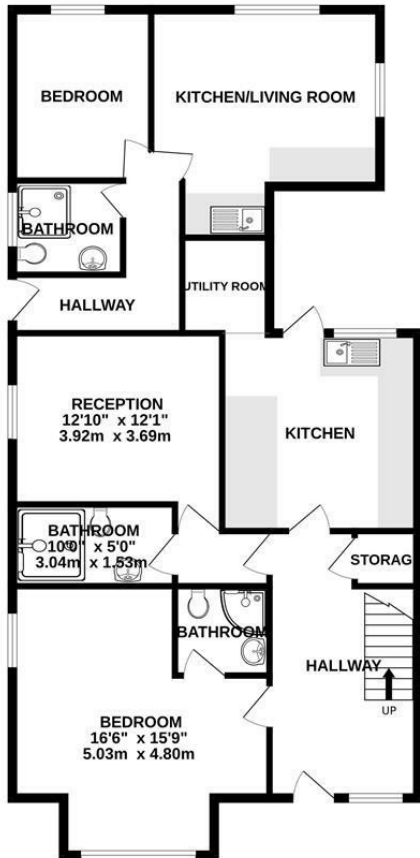
The house includes a large front garden and off-street parking for multiple vehicles. The ground floor consists of a large ensuite bedroom, a brand new communal bathroom, a kitchen with rear access, a utility room and a communal living room. Upstairs are four double bedrooms and a house bathroom.

The annex flat contains a private entrance into an open plan kitchen living room, a double bedroom and a shower room.

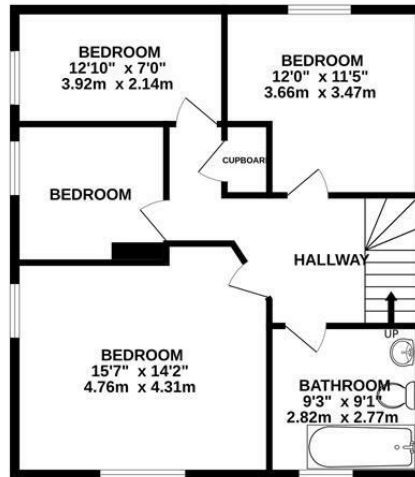
£499,950

- Licensed HMO
- 8.6% Gross Yield
- Fully Tenanted
- Large Garden
- Off Street Parking
- Separate Annex Apartment
- Loft Storage
- New Bathroom

GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1830 sq.ft. (170.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		