



- Substantial period property
- Very high quality investment
- Four x four bedroomed flats
- All bedrooms with their own shower room w/c
- Prime location, very close to the universities & city centre
- Let until Summer 2025, gross rent circa £106,000 (ex bills)



A TRULY IMPRESSIVE AND SUBSTANTIAL INVESTMENT OPPORTUNITY, LET UNTIL SUMMER 2025, SITUATED IN THIS PRIME POSITION, A SHORT WALK TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.

This superbly presented and planned property is split into four self contained four bedrooomed flats with most bedrooms having an ensuite shower room w/c or at least access to their own shower room w/c. The flats are re-let from 1st July 2024 to 30th June 2025 at a total gross rent of circa £106,000 p/a excluding bills. We understand two of the flats have been re-let to the current tenants so their rent has been maintained at £125 pppw whereas the other two flats are re-let at £130 pppw.

We highly recommend viewing of this fantastic on-going investment to fully appreciate the quality and level of accommodation as some buyers may feel significantly higher rents could be achieved in future years.

Externally there are landscaped gardens to the front & rear with purpose built cycle & refuse stores, off street parking and EV charging points.

HMO Sui Generis planning permission was obtained in 2022 (planning ref: 22/02694/FU) and revised in 2023 (23/05292/FU). The sale is subject to the successful buyer retaining the current lettings agent, Beyond Lettings, for at least the remainder of the agreed tenancies.







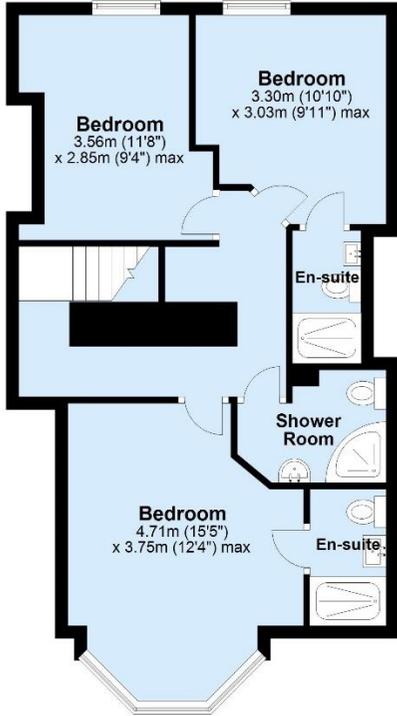






Lower Ground Floor

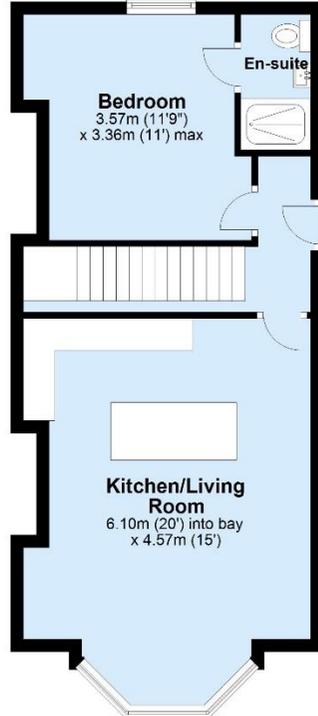
Approx. 54.5 sq. metres (586.6 sq. feet)



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.

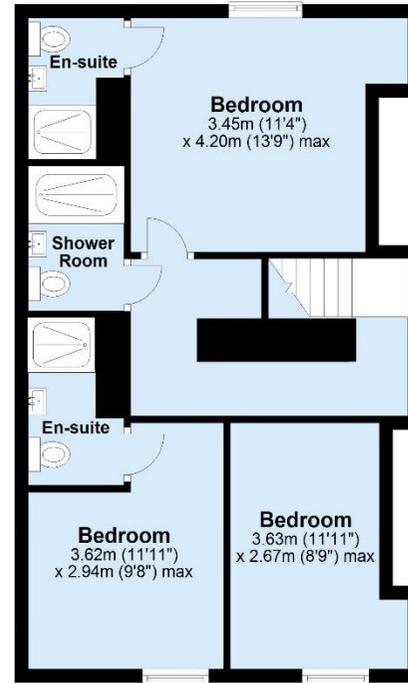
Ground Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Lower Ground Floor

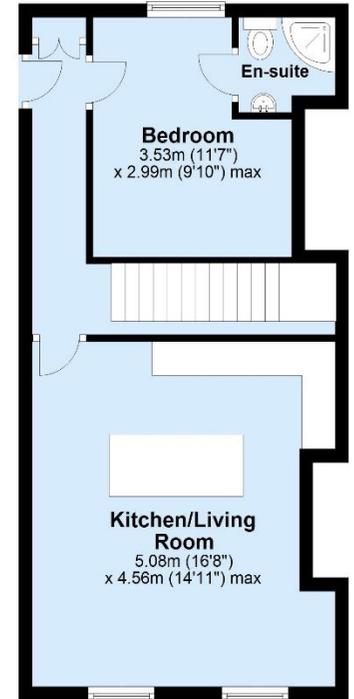
Approx. 51.9 sq. metres (559.1 sq. feet)



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.

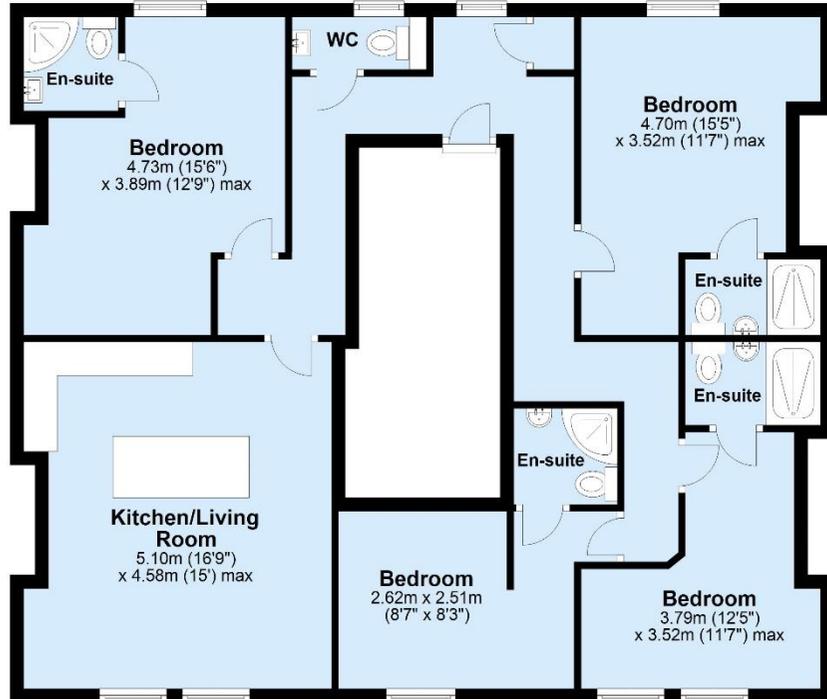
Ground Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



First Floor

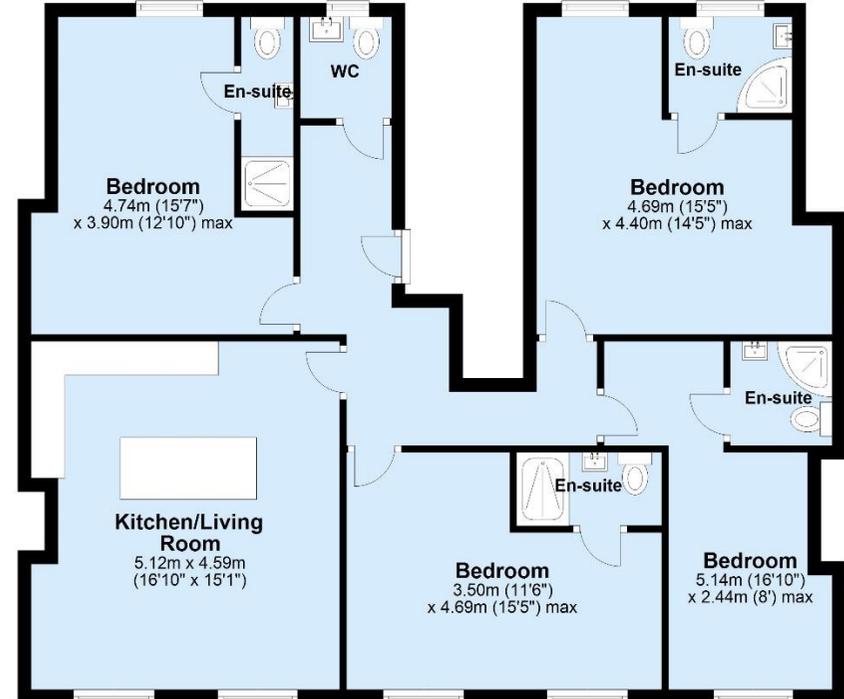
Approx. 99.4 sq. metres (1069.7 sq. feet)



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.

Second Floor

Approx. 103.3 sq. metres (1111.6 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.

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

Tenure Freehold

Council Tax Band C

Possession Subject to tenancies

Point to note Photographs are pre 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 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.

