



- Stunning student HMO
- 6 Quality en-suite double bedrooms
- Impressive rents of £49,608 p/a inc bills
- Let until 30th June 2025
- Very close to universities & city centre
- Great investment opportunity!



A SUPERB SIX BEDROOMED FULLY INVESTMENT PROPERTY WITH EACH BEDROOM HAVING AN EN-SUITE SHOWER ROOM W/C, ATTRACTIVELY LET UNTIL 30th JUNE 2025 @ £49,608 p/a (inclusive of bills)!!

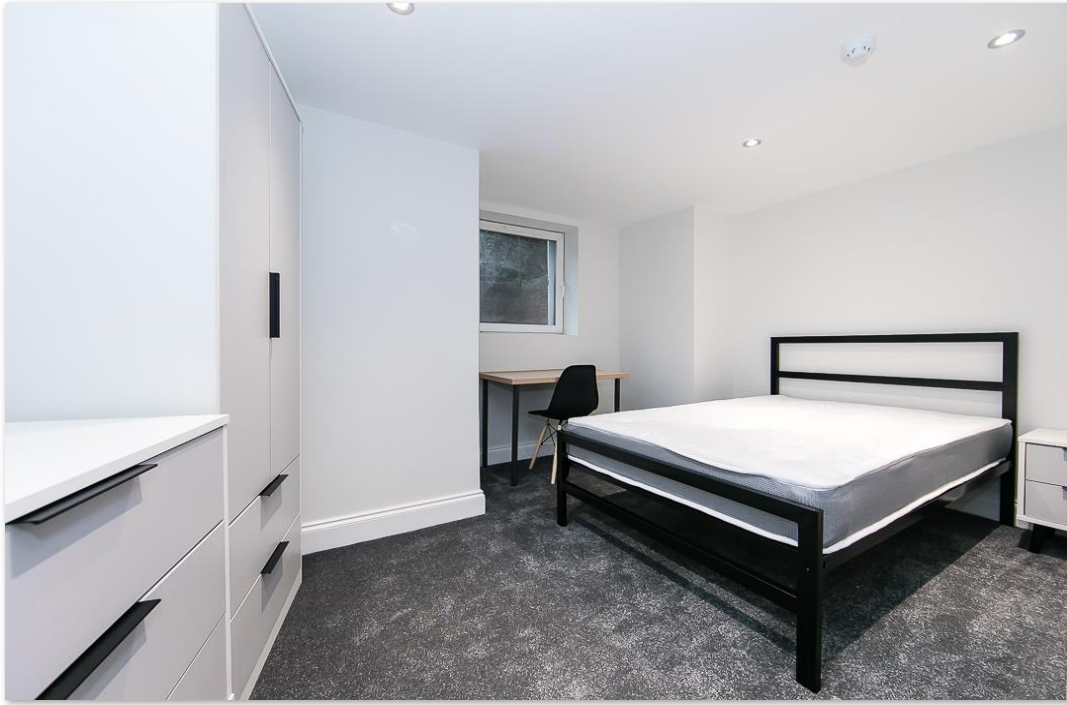
Situated in this increasingly popular and highly convenient location, just a few minutes walk to the main University campus' and Leeds city centre.

Providing stylishly presented and deceptively spacious accommodation with modern decor and furnishings, comprising six impressive en-suite double bedrooms, a lounge with wall mounted tv and a stunning fully fitted contemporary kitchen. Externally there is a small frontage and a yard to the rear.

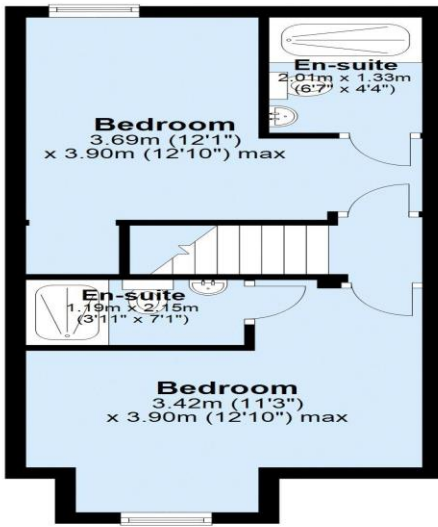
The sale is subject to the purchaser retaining the current management letting agent, Springwell, until at least the remainder of the existing tenancy agreements. Lettings management enquiries should be directed to Springwell. The sellers have a HMO Licence for 6 persons until 18th January 2027 and a C4 (HMO) lawful use certificate. The property is currently let from 1st July 2024 to 30th June 2025 at £49,608 p/a including bills (£42,120 p/a net) an attractive yield of circa 8.25%!

**A FANTASTIC OPPORTUNITY FOR BUYERS SEEKING A HIGH-END READY-MADE INVESTMENT!**

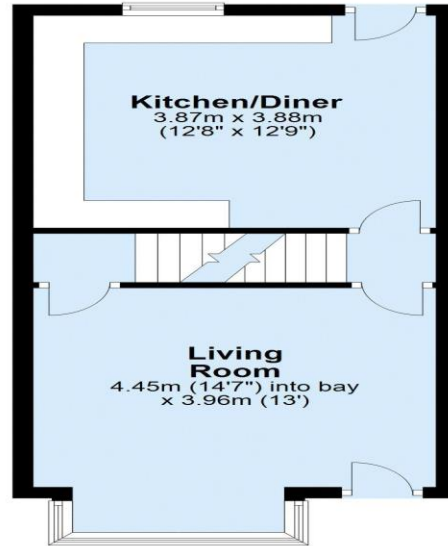




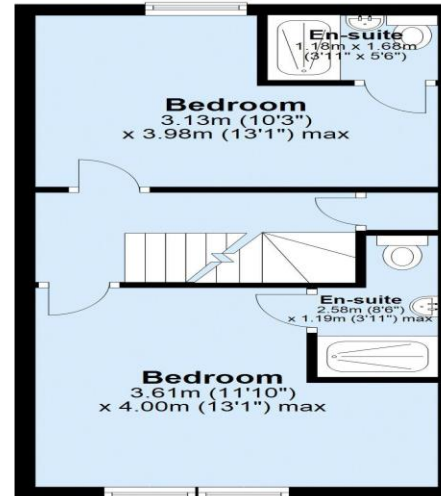
**Lower Ground Floor**  
Approx. 33.0 sq. metres (354.9 sq. feet)



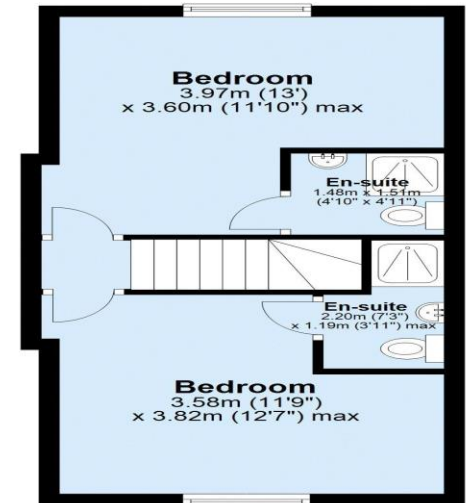
**Ground Floor**  
Approx. 35.4 sq. metres (381.3 sq. feet)



**First Floor**  
Approx. 34.1 sq. metres (367.3 sq. feet)



**Second Floor**  
Approx. 32.7 sq. metres (351.5 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.

**Tenure**

Freehold

**Council Tax Band**

B

**Possession**

Subject to existing tenancy agreements.

**Point to note:**

**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](http://www.leeds.gov.uk) website for more information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	60   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.

