

Castlehill

Estate & Letting Agents

7 Morris Lane, Leeds
LS5 3JT



£239,950 Region



- Wow! Quality HMO, Let at £2425 PCM Inc Utilities
- Being Sold as an On-going Concern
- Very Well Managed & Presented
- Fantastic location With Many Doorsetp Amenities!
- Certificate of Lawful Use as an HMO
- Huge investment/development locally & Rental Growth Prospects!



A SENSIBLY PRICED, QUALITY FIVE BED HMO INVESTMENT IN SUPER CONVENIENT LOCATION, GENERATING AN ATTRACTIVE £29,100 PA!!

Benefitting from a Certificate of Lawful use, the property demonstrates a long successful letting history as a HMO and is now being sold as an on-going concern with immediate income on completion! Fully let to five occupants, all on individual tenancy agreements, generating a gross annualised rental income of £29,100 including gas, electric, water, tv licence and broadband, that's an impressive yield of circa 9.4%, based at the asking price and after utilities.

Kirkstall is a vibrant area, in our opinion extremely popular with young professionals due to its ample amenities, scenic locations, great transport links/commute to the city centre. On the property's doorstep is a café and mini-supermarket. Within five minutes walk are two retail parks home to major supermarkets, shops, gyms, cafe's and petrol station, ample restaurants and pubs, and a leisure centre. The transport links are fantastic. 5 minute walk to Headingley station which provides direct access to Leeds City Centre in only two stops away. Plus Kirkstall Road and Morris Lane are two major bus routes with many regular services.

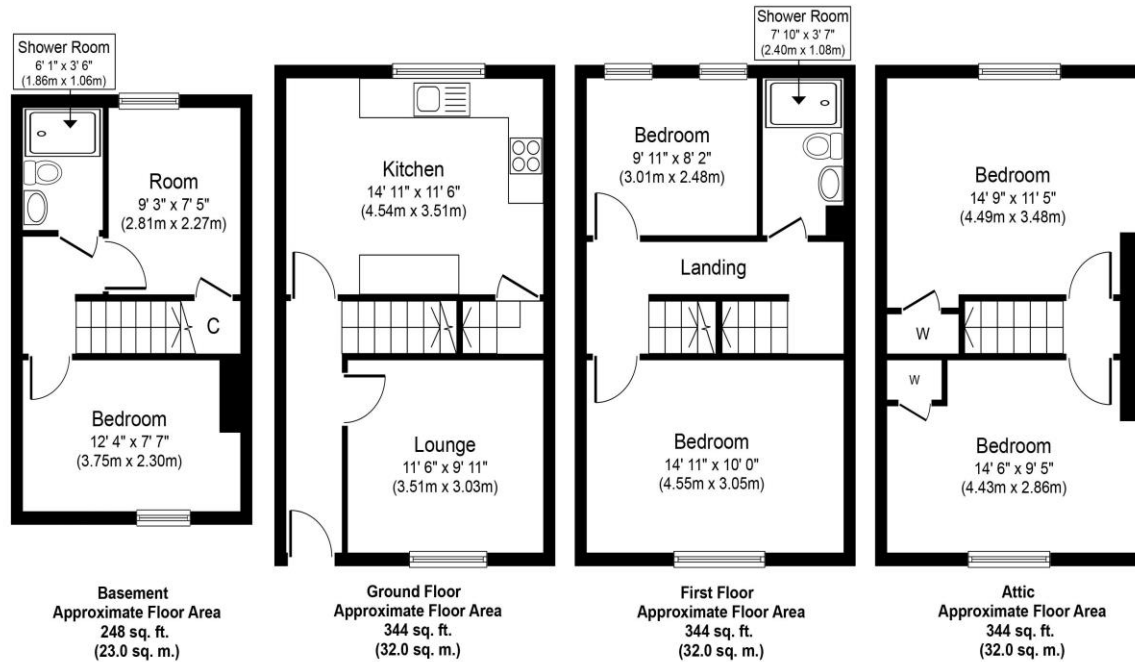


Kirkstall also has plenty of scenic locations with easy access to the river, canal, Kirkstall Abbey and green open spaces. The area is also currently seeing massive investment/development including Abbey Court, a new impressive neighbourhood of 223 houses and apartments across the road which is being built.

The property has recently been refurbished and is a great opportunity for any discerning buy-to-let investors. In brief the property comprises; entrance hallway, lounge, good sized light & airy modern fitted dining kitchen, five double bedrooms, an unconverted room in the basement, offering potential to create extra living space to either a sixth room/utility room/occasional room/cinema enhancing the facilities and potentially improving future rent levels, all subject to the usual planning and HMO consents. Two contemporary shower room enclosures & w/c's. Additional features include gas central heating with a recent boiler and UPVC double glazing.

A GREAT PROPERTY IN AN AREA SEEING HUGE INVESTMENT AND DEVELOPMENT





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Tenure
Freehold

Council Tax Band
B

Possession
Subject to tenancies

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		85 B
69-80	C		
55-68	D	64 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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