

Castlehill

Estate & Letting Agents

175 Cardigan Road, Leeds
LS6 1QL

£399,950 Region



- Substantial seven bed investment
- Let until 30th June 2025
- Gross rent £42,588 p/a inc bills
- Very convenient location
- Close to city and universities
- Well presented, spacious accommodation



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

Your Sales
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Specialist in
North Leeds

A SUBSTANTIAL SEVEN BEDROOMED INVESTMENT PROPERTY LET UNTIL 30th JUNE 2025 WITH AN ATTRACTIVE RENTAL INCOME OF £42,588 p/a INCLUDING BILLS, LOCATED IN THIS HIGHLY CONVENIENT LOCATION, WITHIN EASY WALKING DISTANCE TO LEEDS CITY CENTRE AND THE UNIVERSITIES.

The property enjoys an elevated position with well presented and spacious accommodation, briefly comprising an entrance hall, lounge, bedroom and dining kitchen on the ground floor, a small basement, four bedrooms, a shower room and separate w/c on the first floor and two further bedrooms on the top floor with another shower room and separate w/c. Externally, there is a paved garden to the front with planting and a large yard to the rear.

The property is let from 1st July 2024 until 30th June 2025 with a gross rent of £42,588 p/a including bills and we understand the net rent less bills is £34,580 p/a, a yield of 8.65% based on the asking price!

The property has a Sui Generis HMO lawful use certificate and the sellers have a HMO Licence until 15th Jun 2027. There is no lettings management tie in, allowing buyers to self manage or appoint their preferred agent.







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.

Possession
Subject to tenancy
Council Tax Band
C
Tenure
Freehold

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		81 B
69-80	C		
55-68	D	67 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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