

Castlehill

Estate & Letting Agents

75 Richmond Avenue, Leeds
LS6 1DB



£450,000 Region



- Substantial HMO
- Seven bedrooms, three bath/shower rooms
- Popular & convenient location
- Close to Headingley & universities
- Let until 30th June 2025
- Gross rent £35,784 p/a ex bills



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

Your Sales
and Lettings
Specialist in
North Leeds

A SUBSTANTIAL SEVEN BEDROOMED INVESTMENT PROPERTY LET UNTIL 30th JUNE 2025, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO HEADINGLEY'S EXTENSIVE AMENITIES AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

The property is currently let until 30th June 2025 at £35,784 p/a excluding bills.

The gas centrally heated and UPVC double glazed accommodation comprises an entrance hall, lounge, kitchen and shower room w/c on the ground floor, two bedrooms and a utility room on the lower ground floor, three bedrooms and a bathroom w/c on the first floor and two further bedrooms on the top floor sharing a 'Jack and Jill' en-suite shower room w/c.

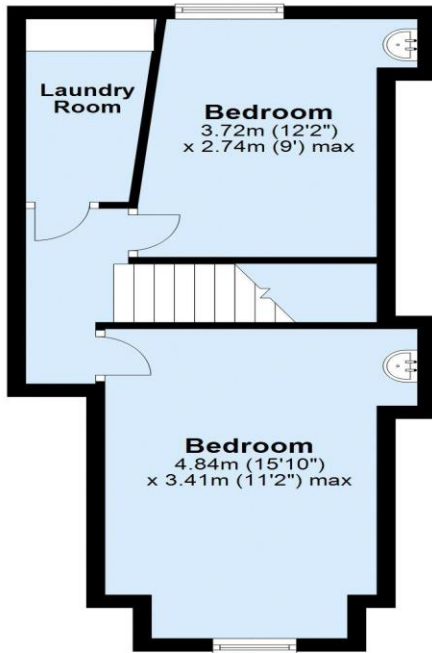
Externally there is a small frontage with ample on street parking and a yard to the rear. The seller has a HMO Licence until 14th June 2027 and a lawful use certificate for Sui Generis HMO use. The sale is subject to the successful buyer retaining the lettings management agent, MHS Lettings, for at least the remainder of the agreed tenancies.





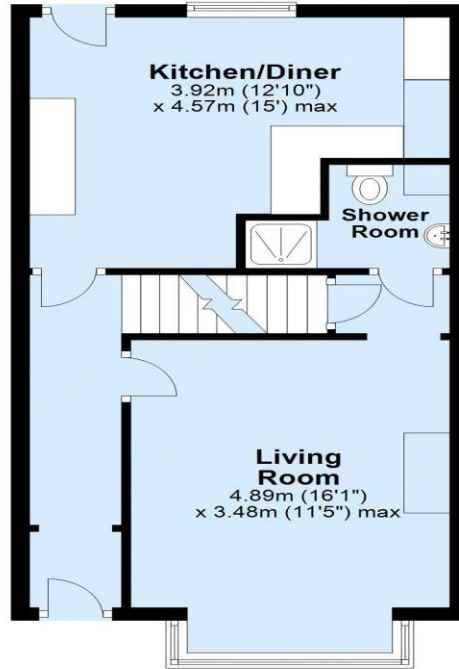
Lower Ground Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



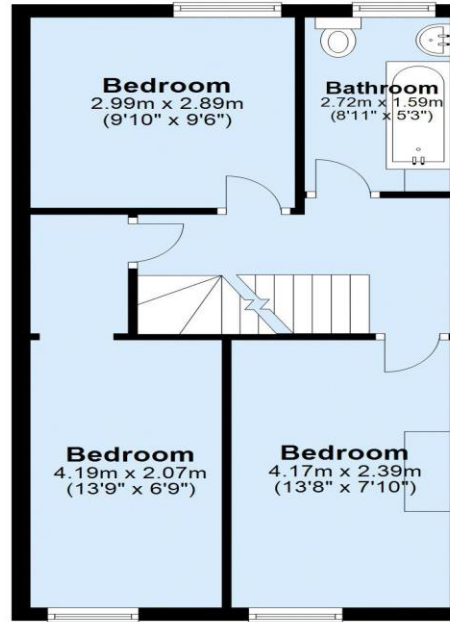
Ground Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



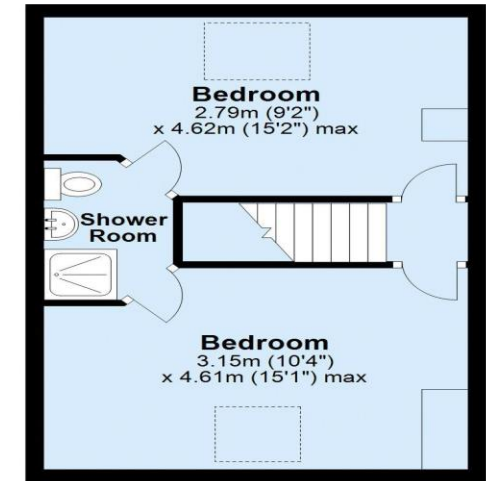
First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



Second Floor

Approx. 32.6 sq. metres (351.2 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 agreement

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		80 C
55-68	D	58 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.