

Castlehill

Estate & Letting Agents

27 Norwood Road, Leeds
LS6 1DZ



£525,000 Region



- A Quality, Well Configured 8 Bed HMO
- Certificate of Lawfull Use (Sui Generis)
- Let at £47,424K PA Until 30th June 2025 Excluding Bills.
- A Very Attractive 9% Yield
- Being Sold As An On-going Concern
- Internal Viewing Highly Recommended!



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Your Sales
and Lettings
Specialist in
North Leeds

A SUBSTANTIAL AND EXTREMELY WELL PRESENTED EIGHT BEDROOMED INVESTMENT PROPERTY WITH AN EXCELLENT LONG LETTING RECORD. LET UNTIL 30th JUNE 2025 WITH A VERY ATTRACTIVE GROSS ANNUALISED RENT OF £47,424!! AN IMPRESSIVE 9% YIELD BASED AT THE ASKING PRICE.

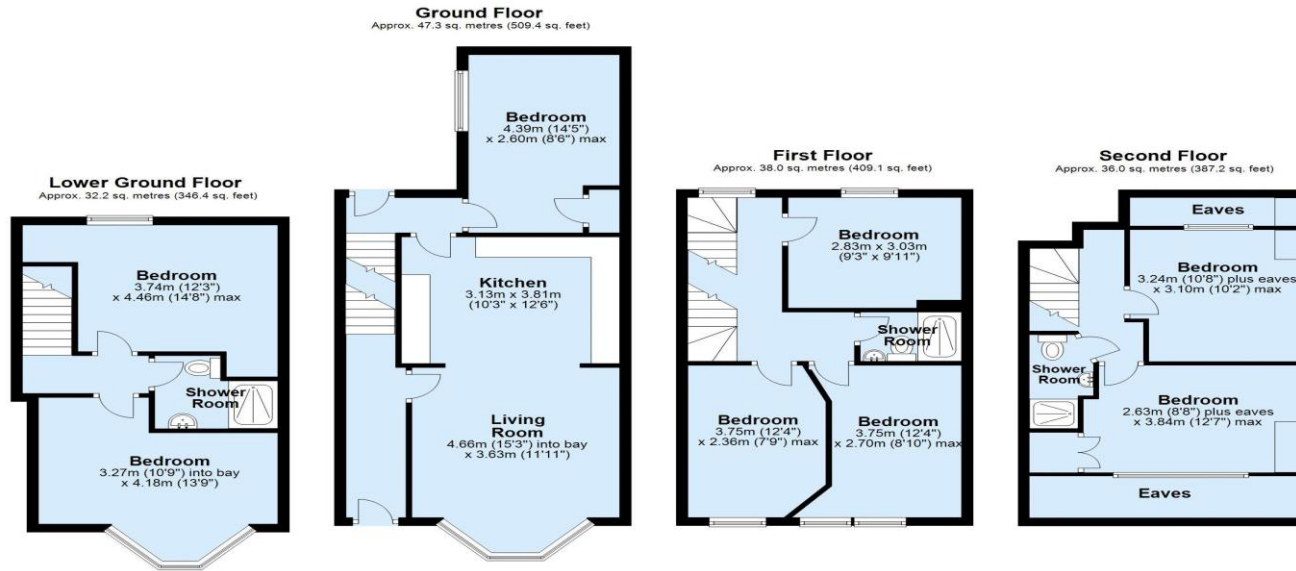
Providing contemporary and recently improved accommodation, situated in this highly popular and convenient letting location in Hyde Park, a short walk to local shops, train station and within easy reach of the extensive amenities in Headingley, Leeds city centre & the universities. Features include gas central heating, UPVC double glazing, fire & security alarms, eight genuine double bedrooms, 3x impressive tiled shower room w/c's, an open plan living kitchen with brand new kitchen, with flat screen TV and a range of appliances. Tastefully fully redecorated and benefiting from a brand new stylish furniture.

The current owner has a HMO Licence until 22nd June 2026 and the property has a Lawful certificate as an HMO from Leeds City Council (Sui Generis). BEING SOLD AS AN ON GOING CONCERN AND IMMEDIATE INCOME ON COMPLETION. INTERNAL VIEWING STRONGLY RECOMMENDED. The sale is subject to the successful buyer retaining the current lettings management agent until at least the remainder of the existing tenancy agreements.

INTERNAL INSPECTION STRONGLY RECOMMENDED!







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.

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](https://www.leeds.gov.uk/city-council) website for more information.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 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.

