

Castlehill

Estate & Letting Agents

5 The Crescent, Leeds
LS6 2NW

£525,000 Region



- Substantial period terrace
- Six bedroomed HMO
- Plus two commercial units
- Prime Hyde Park location
- Income potential of circa £50,000 p/a!
- Great investment purchase!



A SUBSTANTIAL AND PROMINENTLY LOCATED FIVE STOREY PERIOD TERRACE ON HYDE PARK CORNER IN ONE OF LEEDS LEAFY CONSERVATION AREAS, CONSISTING OF A RESIDENTIAL HMO AND TWO COMMERCIAL UNITS, SITUATED IN THIS PRIME LOCATION, ON THE DOORSTEP OF OTHER LOCAL BUSINESSES AND A SHORT WALK TO THE OPEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE.

The five storey property is being sold with the freehold and consists of a vacant six bedroomed HMO and two ground and lower ground floor commercial premises, let at a total rent of £17,500 p/a. One of the commercial units is let on a rolling basis and the other until 31st July 2028.

The HMO is accessed from the rear of the property and comprises of six bedrooms, a lounge, a kitchen, a bathroom w/c and a shower room w/c. The property is street lined to the front and there is a yard to the rear. Parking around the property is limited.

The seller has a HMO Licence until 25th July 2027. The businesses are unaffected by the sale. The property must be of interest to experienced investors as the property must offer potential to generate a total income of circa £50,000 p/a!







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

Property is being sold with the Freehold

Council Tax Band

B

Possession

Commercial Units are being sold subject to existing tenancies

Residential Units are currently vacant

EPC

There is a separate EPC for the commercial unit, also rated D (76).

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		
69-80	C		77 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.

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