

Castlehill

Estate & Letting Agents

4 Trelawn Avenue, Leeds
LS6 3JN



£269,950 Region



- Well Presented 4 Bed Back to Back HMO
- Let at £24,305 PA until 30th June 2026
- Good Quality Headingley Investment
- Being Sold as an On-Going Concern
- EPC Rated 'C' & Benefits from C4 Certificate
- Excellent Amenities on the Doorstep!!



A DECEPTIVELY SPACIOUS FOUR BEDROOMED BACK TO BACK INVESTMENT, SITUATED IN THIS PRIME LOCATION IN CENTRAL HEADINGLEY, JUST A FEW MINUTES WALK TO THE EXTENSIVE SHOPS, BARS, RESTAURANTS AND VARIOUS AMENITIES.

LET AT AN ATTRACTIVE RENT OF £26,592 PER ANNUM including tenants' contents insurance, therefore the net rent is £24,305 P/A, an impressive 9% yield based at the asking price until 30th June 2026.

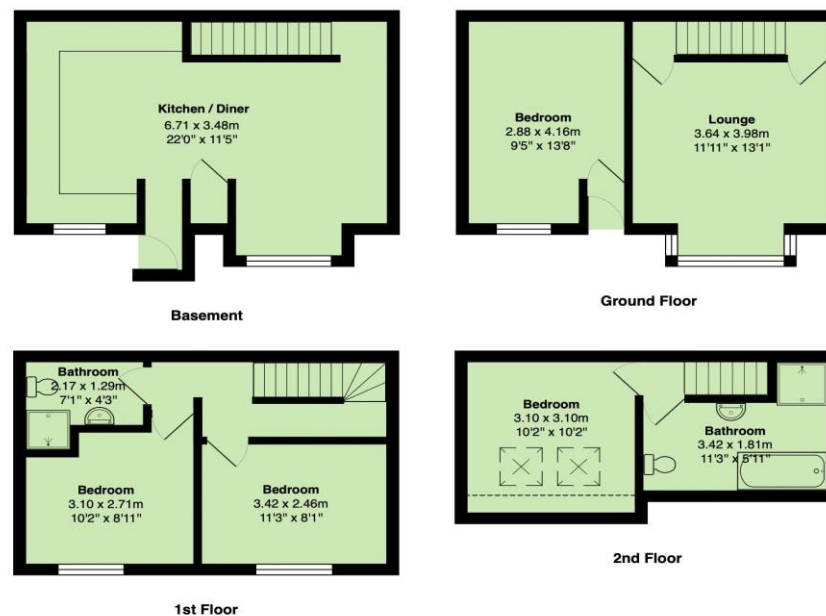
The sensibly priced and well configured investment is now being sold as an on going concern and would suit any discerning investors looking for a good quality student HMO and benefitting from immediate income on completion!

In brief the accommodation comprises; a good sized lower ground floor dining kitchen with modern fitted kitchen. A ground floor lounge and double bedroom. Two first floor bedrooms and a shower room & wc and a further bedroom on the top floor with a second bathroom, separate shower and wc.

Externally there is a small low maintenance front garden.







Total Area: 105.7 m² ... 1138 ft²

Tenure

Freehold

Council Tax Band

B

Possession

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	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