



- Substantial investment property
- 16 self-contained flats
- Off street parking & gardens
- Let until 30th June 2026
- Gross annualised rent £236,250
- Close to Headingley & train station



A SUCCESSFUL AND SUBSTANTIAL ON-GOING INVESTMENT FREEHOLD CONCERN, COMPRISING 16 SELF CONTAINED FLATS, WITH OFF STREET PARKING AND GARDENS, SITUATED IN THIS PRIME LOCATION, CLOSE TO BURLEY PARK TRAIN STATION, THE EXTENSIVE AMENITIES, SHOPS, BARS AND RESTAURANTS IN HEADINGLEY WITH EASY ACCESS INTO LEEDS CITY CENTRE AND THE UNIVERSITIES.

There are 4 terraces, each split into 4 flats and the site is split into two freehold titles. Some of the bedrooms have en-suite shower room w/c's and some, just en-suite showers with the remainder having shared bathroom facilities. The current annualised rent is £236,520 including tenants' contents insurance and cleaning (circa £217,500 net rent) and all the flats are let until 30th June 2026.

Current rent and bedroom configurations below:

			EPC
E66 F1	2 bed	£1,173 pcm	C
66 F2	2 bed	£1,216 pcm	C
66 F3	3 bed	£1,772 pcm	E
66 F4	3 bed	£952 pcm	D
66a F1	2 bed	£1,347 pcm	B
66a F2	2 bed	£1,303 pcm	B
66a F3	2 bed	£1,347 pcm	B
66a F4	2 bed	£1,303 pcm	B
68 F1	3 bed	£954 pcm	C
68 F2	3 bed	£1,000 pcm	C
68 F3	2 bed	£999 pcm	E
68 F4	2 bed	£1,303 pcm	D
68a F1	2 bed	£1,347 pcm	B
68a F2	2 bed	£1,347 pcm	B
68a F3	2 bed	£1,347 pcm	B
68a F4	1 bed	£1,000 pcm	B

The sale is subject to the successful buyer retaining the current lettings management agent, Oasis Properties for at least the remainder of the agreed tenancies. We understand Oasis Properties are currently marketing the flats to re-let, so the sale may be subject to new tenancies during the sale process. Suitable for student and/or professional lettings.

Viewings are strictly by appointment and prospective buyers should submit evidence of funding prior to arranging a viewing.





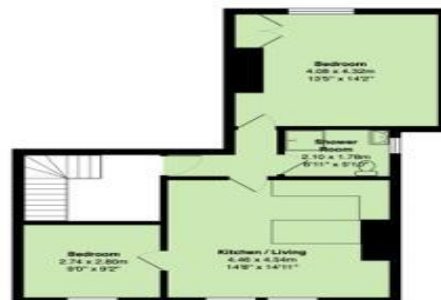
66 Victoria Road

Flat 1, 66, Victoria Road, Hyde Park, LS6 1DL



Total Area: 87.3 m² ... 940 ft²

Flat 2, 66, Victoria Road, Hyde Park, LS6 1DL



Total Area: 61.7 m² ... 664 ft²

Flat 3, 66, Victoria Road, Hyde Park, LS6 1DL



Total Area: 84.0 m² ... 904 ft²

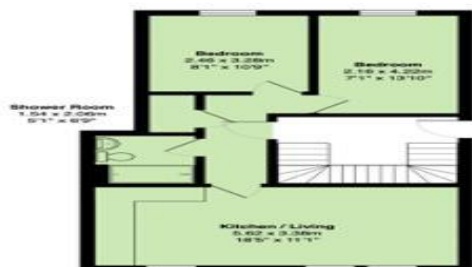
Flat 4, 66, Victoria Road, Hyde Park, LS6 1DL



Total Area: 90.2 m² ... 971 ft²

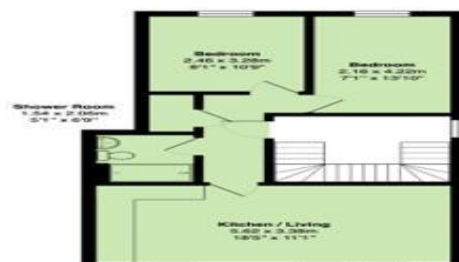
66a Victoria Road

Flat 1, 66a, Victoria Road, Hyde Park, LS6 1DL



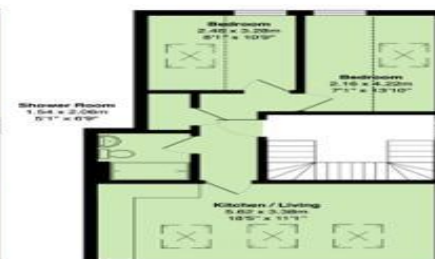
Total Area: 56.3 m² ... 606 ft²

Flat 2, 66a, Victoria Road, Hyde Park, LS6 1DL



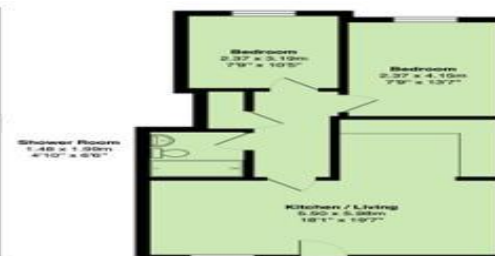
Total Area: 58.3 m² ... 626 ft²

Flat 3, 66a, Victoria Road, Hyde Park, LS6 1DL



Total Area: 56.4 m² ... 606 ft²

Flat 4, 66a, Victoria Road, Hyde Park, LS6 1DL



Total Area: 53.7 m² ... 578 ft²

Tenure Freehold

Council Tax Band 66 – all Flats A
66A – all Flats B
68 – all Flats A
68 A – all Flats 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 website](https://www.leeds.gov.uk/city-council) for more information.

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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