



£550,000 Region



- Well Configured 7 Bed HMO
- En-suite facilities to All Rooms
- Certificate of Lawful Use (Sui Generis)
- RE-LET UNTIL JUNE 2026 at £45,260 PA
- Central Headingley Location
- Quality, Well Presented Student Accommodation



**NOW RE-LET @ £45,260 FOR THE NEXT ACADEMIC YEAR FROM 1ST JULY 2025 TO 30TH JUNE 2026!! (Excluding bills) A SUPERBLY PRESENTED AND SUBSTANTIAL INVESTMENT PROPERTY WITH SEVEN EN-SUITE BEDROOMS SITUATED IN THIS PRIME CENTRAL HEADINGLEY LOCATION, A SHORT WALK TO EXTENSIVE AMENITIES, THE CRICKET GROUND AND WITHIN EASY REACH OF THE CITY CENTRE & UNIVERSITIES.**

Internal inspection is an absolute must, maintained to a very high standard combining modern decor & fittings with characterful accommodation. This stylish and well-run investment is currently let to 7 occupants on a joint tenancy agreement, generating an attractive gross annualised rental income of over £44,000 excluding bills. until 30th June 2025 and now re-let for another year at £45,260 PA excluding bills until June 2026!! Briefly comprising an entrance vestibule, entrance hall, lounge, two kitchens, seven double bedrooms each with an en-suite shower room w/c, a further house bathroom w/c and a separate w/c. Externally, there is a low maintenance front garden bordered by hedging and a side path to the enclosed rear garden. The sellers have a HMO Licence for seven occupants until 12th June 2027 and a lawful use certificate for Sui Generis HMO Use. BEING SOLD AS AN ON GOING CONCERN AND IMMEDIATE INCOME ON COMPLETION. INTERNAL VIEWING STRONGLY RECOMMENDED. The sale is subject to the buyer retaining the current lettings management agents Oasis Properties until at least the end of the existing tenancy contracts.







Total area: approx. 187.6 sq. metres (2018.8 sq. feet)

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

**Tenure**

Freehold

**Council Tax Band**

C

**Possession**

Sold subject to 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](http://Leeds City Council website) website for more information.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 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.



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