



HOP™ HOME OF PROPERTY

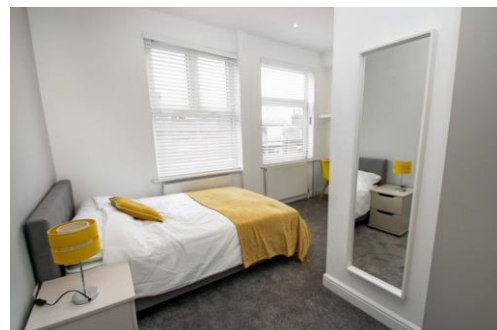
[hop-property.co.uk](https://hop-property.co.uk)



Wetherby Grove  
Burley, Leeds, LS4 2JH

£290,000

[sales@hop-property.co.uk](mailto:sales@hop-property.co.uk)



- FULLY REFURBISHED
- LET UNTIL SEPTEMBER 2021
- ACHIEVING £1950PCM (EXCLUDING BILLS)
- FULLY MANAGED BY HOP
- HMO LICENSE IN APPLICATION
- POPULAR LOCATION FOR STUDENTS AND PROFESSIONALS ALIKE
- GREAT RETURN ON INVESTMENT
- SOLD FULLY FURNISHED - NEW APPLIANCES
- REAR GARDEN AND ON ROAD PARKING
- EPC D

## Property Summary

HOP are pleased to be able to offer this immaculately presented, fully refurbished five double bedroom HMO property in the ever desirable Burley which remains popular with both professionals and student tenants. This through terrace offers a deceptive amount of accommodation, with five large bedrooms, three shower rooms, fully fitted kitchen with integrated appliances, and a well-proportioned living room. The property is currently fully managed by HOP and has a draft HMO License in place, currently rented to five young professionals until September 2021 and achieving £1950pcm (excluding bills) - presently a highly attractive 8% yield. This is sure to appeal to HMO buy to let investors looking to add to their Leeds portfolio - early viewing is highly advisable! EPC Rating D.

### AGENT NOTES .

The property is currently let through HOP until September 2021 to five tenants, achieving £1950pcm and is being sold with a condition that HOP are to retain management. There is a panel alarm system and all EICR compliance and gas certification is in place. We are advised that the boiler is newly installed with a five year warranty in place. The property is being sold fully furnished and with tenants in situ.

We hereby disclose that a Personal Interest exists which constitutes a Declarable Interest under the Estate Agents Act 1979.



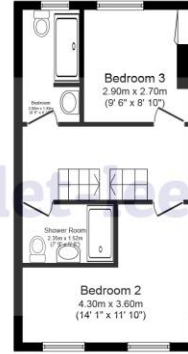




**Ground Floor Plan**  
Floor area 37.0 sq. m. (398 sq. ft.) approx

Total floor area 37.0 sq. m. (398 sq. ft.) approx

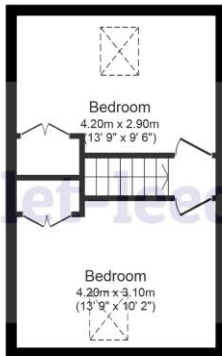
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



**First Floor Plan**  
Floor area 37.0 sq. m. (398 sq. ft.) approx

Total floor area 37.0 sq. m. (398 sq. ft.) approx

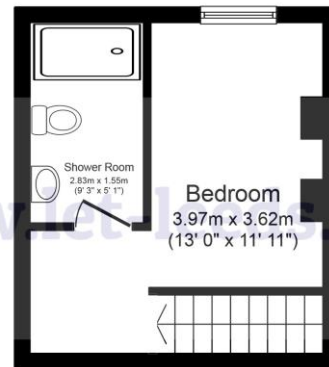
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**Second Floor Plan**  
Floor area 29.0 sq. m. (312 sq. ft.) approx

Total floor area 29.0 sq. m. (312 sq. ft.) approx

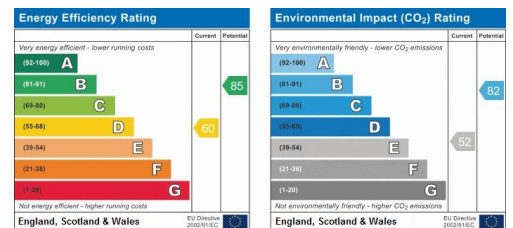
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**Lower Ground Floor Plan**  
Floor area 21.0 sq. m. (226 sq. ft.) approx

Total floor area 21.0 sq. m. (226 sq. ft.) approx

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements