



HOME OF PROPERTY

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Estcourt Avenue

£235,000

Headingley, Leeds, LS6 3ET

sales@hop-property.co.uk



- FIVE DOUBLE BEDROOMS
- TWO SHOWER ROOMS
- HMO LICENCE
- ACHIEVING £1516PCM
- 7.9% YIELD
- HEADINGLEY LOCATION
- SOLD FULLY FURNISHED
- GARDEN & ON ROAD PARKING
- FULLY OCCUPIED UNTIL JUNE 2021
- EPC D

Property Summary

Offered to the market is this five double bedroom HMO property in the very popular Headingley area which is equally desired by both professionals and student tenants. This through terrace has accommodation spanning over three floors, with five good sized bedrooms, two shower rooms, fully fitted breakfast kitchen, and a well-proportioned living room. Externally there is on road parking and it has the advantage of a rear garden. The property is currently fully managed rented to five tenants and achieving £1516.67 excluding bills until 30th June 2021 - presenting a highly lucrative 7.9% gross rental yield (if purchased at the asking price). EPC Rating D.

AGENT NOTES The property has been let and managed through HOP since September 2018, with a current tenancy in place until June 2021 to five tenants, achieving £1516.67pcm. All EICR compliance and gas certification is in place. The property is being sold fully furnished and with tenants in situ. The property has a current HMO license in place however we do not believe that full C4 history is available at this stage.





Ground Floor Plan
Floor area 64.0 sq. m. (689 sq. ft.) approx

Total floor area 64.0 sq. m. (689 sq. ft.) approx

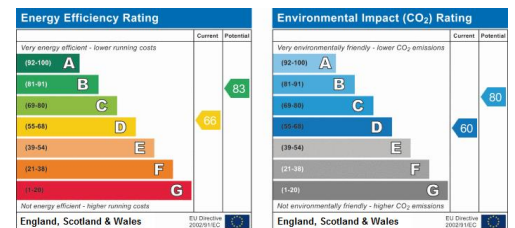
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Second Floor Plan
Floor area 55.0 sq. m. (592 sq. ft.) approx

Total floor area 55.0 sq. m. (592 sq. ft.) approx

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Coburg House
St Andrews Court
Leeds
West Yorkshire
LS3 1JY
0113 322 9533

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