

Estate &  
Letting Agents

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Vinery Mount  
Leeds  
LS9 9LY  
£120,000

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**0113 246 4860**

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

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## Property Details

- Three Bedroom HMO
- Prime Rental Area
- Basement Conversion
- Fully Let
- Current Net Yield is 13.5% (excluding bills and fees)
- Good Commuting Links
- Three Bedroom Back-to-Back Terraced House
- Fantastic Investment Opportunity
- Council Tax Band A

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## Property Description

An excellent opportunity to acquire a spacious three-bedroom buy to let HMO, situated within a prime rental area, just a short commute of Leeds city center, This property is currently tenanted commanding a total rental income of £1,350 pcm (£16,200 pa) and generating an impressive yield of 13.5% (excluding bills and fees).The property is a three-bedroom terrace set over three floors and comprises: a lounge with separate kitchen, a large, converted cellar now functioning as a bedroom, plus two further double bedrooms and a modern bathroom.

### INTERIOR

KITCHEN: A separate kitchen having granite effect worktops, a selection of wall and base units, a chrome sink with mixer tap and vinyl flooring. A stand-alone electric oven and fridge/freezer is also provided -. LOUNGE: A spacious, carpeted lounge with large double glazed uPVC window. A large ceiling cornice and feature fireplace - BASEMENT (BEDROOM 1): A spacious double room situated within the converted cellar and accessed via the kitchen. The room is carpeted, has an external door to the front plus an adjacent double glazed uPVC window. There is fitted shelving and two integral storage cupboards. BATHROOM: A spacious bathroom with vinyl flooring, partially tiled walls, electric shower over bath, pedestal wash basin and WC. double glazed frosted window - BEDROOM 2: Situated on the 1st floor, this large double bedroom benefits from full width fitted wardrobes, half wall paneling and a uPVC window overlooking the front of the property - BEDROOM 3: Bedroom 3 is situated on the second floor and has two Velux style double glazed windows. This room is laid to laminate flooring.

### EXTERIOR

The property benefits from a private front courtyard with fencing along the borders. Steps from here rise to the front door, whilst another set of steps off the ground floor level, descend to the basement door.

There is gated access to on street parking from here.

COUNCIL TAX BAND: A

### INVESTMENT INFORMATION

6 Vinery Mount is sold as a three-bedroom HMO, but would also be suitable as a single let.

Each room is currently achieving £450 (inclusive of bills)

The asking price is £120,000

Rental income is £450 per room - totaling £1,350pcm (£16,200 pa)

Works are required on the roof - the quote for this is approximately £5,000

The current net yield is 13.5% excluding bills.

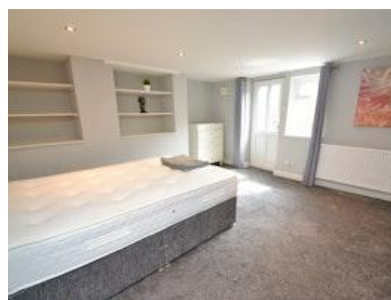
Inclusive of work on roof - Yield is 12.96% at an asking price of £120,000



## Gallery



Please note: Photos shown are prior to current let agreements.



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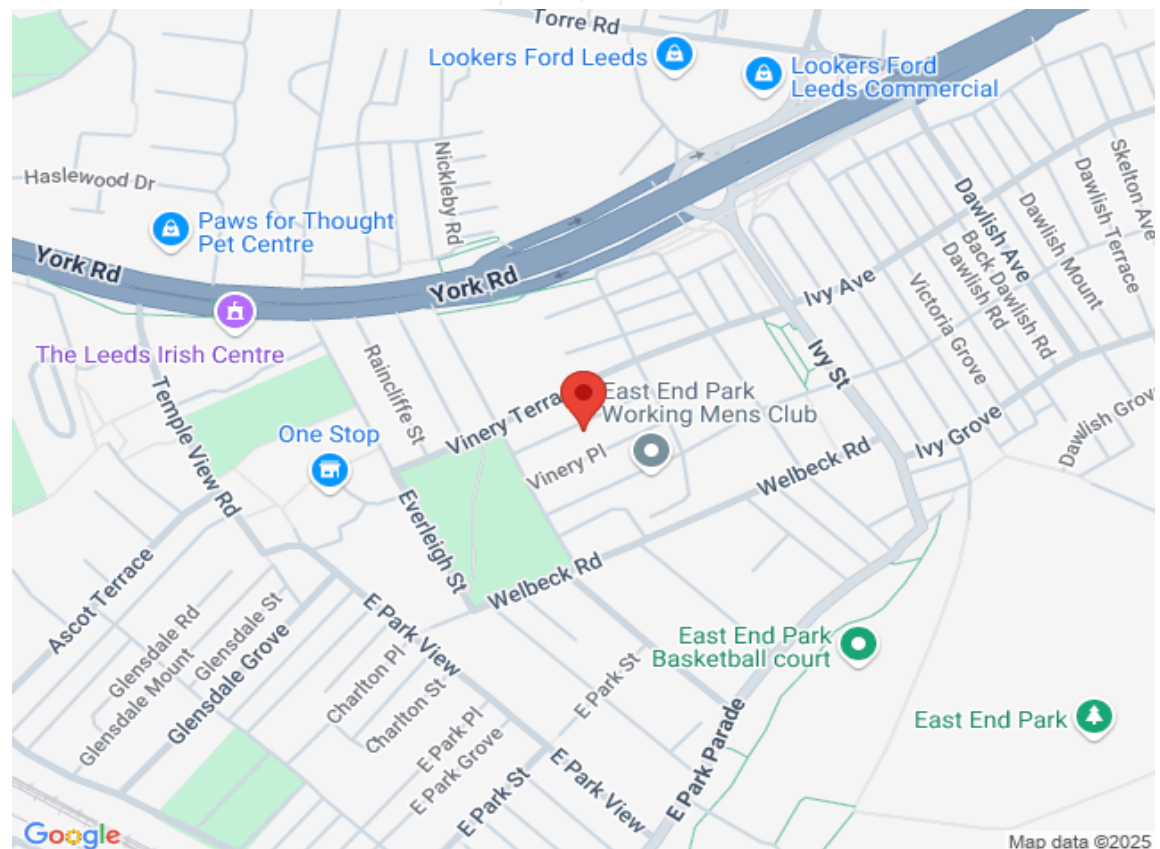
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## Area Description and Map

### Area Description

Conveniently located for commuters requiring access to the centre of Leeds; LS9 is a popular residential location well connected to the main arterial roads providing access to surrounding districts and motorway networks including the A1/M1 link. The A64 offers routes north to the shopping centres available at Killingbeck, Seacroft and Crossgates.

Vinery Mount itself is close to excellent transport links to Leeds City Centre and the motorway networks as well as other great amenities close by.



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# Floor Plan

## Floor Plan - Total floor area 84.18



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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

Energy  
Performance  
Rating

D