



**Stoneacre**  
Properties



**Hollyshaw Lane, Leeds, LS15 7AG**

**£425,000**

**\*\*\*READY MADE INVESTMENT OPPORTUNITY\*\*\*** Stoneacre Properties are delighted to offer this rare opportunity to purchase a HMO in Leeds generating £35,580 rent pa & gross yield of approximately 10% when including washer and dryer payments. The property is located in a sought after location and offers easy access to all the amenities at Crossgates including shops and transport links.

Fully HMO licenced property spread over three floors. Comprising: five bedrooms, three bedrooms each have their own kitchenette, one of the bedrooms comes with an ensuite. All other tenants share the use of three shower rooms. In addition there is a shared kitchen and lounge, basement ideal for extra storage. There is a driveway for off-street parking and there is overflow parking to the rear of the property. The property also comes with a yard. For further information please call a member of our team.

### Rental Information

Room 1 - £550 pcm

Room 2 - £595 pcm

Room 3 - £625 pcm

Room 4 - £500 pcm

Room 5 - £695 pcm

Total rent pcm: £2,965

Total rent pa: £35,580

### Running Costs

The vendor pays circa £1,545 pa for council tax and water

The tenants pay for electricity via card meters

### Agent Note



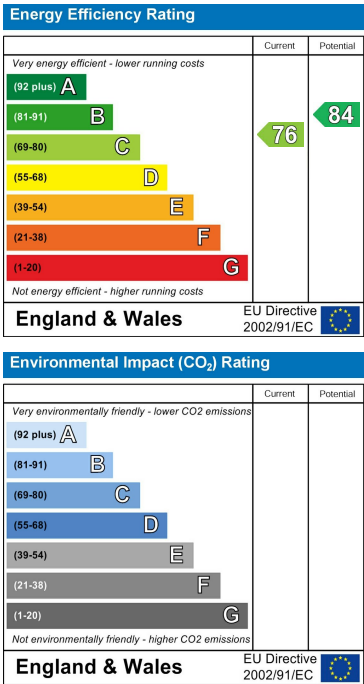
Please note that Stoneacre have obtained all the marketing material including images and descriptions from the current vendor.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

