



Stoneacre
Properties



Austhorpe Road, Leeds, LS15 8DZ

£349,000

Offered to the market is this ready made investment property that would make an ideal purchase for an investor. This five bedroom HMO located on Austhorpe Road is well presented, fully occupied and generates an income of £33,480 per year. This property is situated close to all local amenities including: schools, shops, transport links and Crossgates train station. The property comprises of: entrance hallway, room one, shared living area, shared kitchen area, basement with washing facilities and space for storage, first floor landing, rooms two and three, second floor landing, rooms four and five. Each room also benefits from it own ensuite. Externally the property has an enclosed rear garden with artificial grass. There is also parking for two cars. For further information or to arrange a viewing please contact a member of our team.

ENTRANCE HALL WAY

Door off leading to room one. Stairs leading to first floor landing.

SHARED LIVING AREA



Double glazed window to the rear elevation. Central heating radiator. Door off leading to basement.

SHARED KITCHEN AREA



Range of wall and base units. Integrated oven with gas hob and extractor fan above. Sink and drainer. Space for fridge/freezer. Double glazed window to the rear elevation. Door to the side elevation giving access to the rear garden.

BASEMENT

Storage. Plumbing for washing machine and dryer. Spaces for fridge/freezers.

ROOM ONE



Double glazed window to the front elevation. Central heating radiator. Door off leading to en suite.

EN SUITE



Low flush w.c. Wash hand basin. Shower Cubicle.

FIRST FLOOR LANDING

Doors off leading to room two and three.

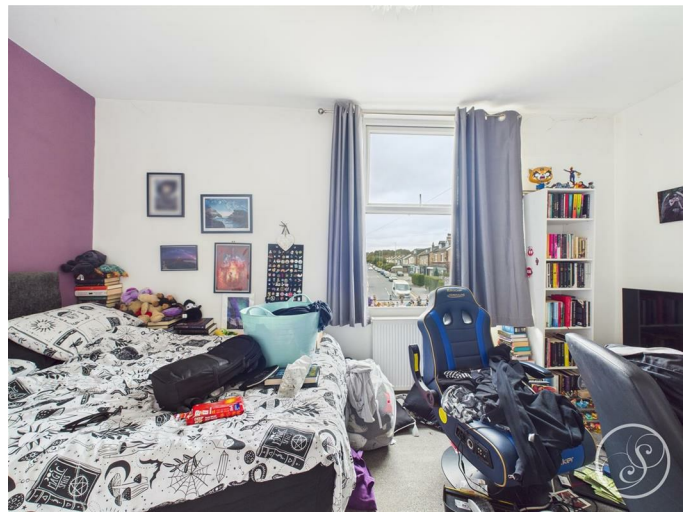
ROOM TWO

Double glazed window to the rear elevation. Central heating radiator. Door off leading to en suite.

EN SUITE

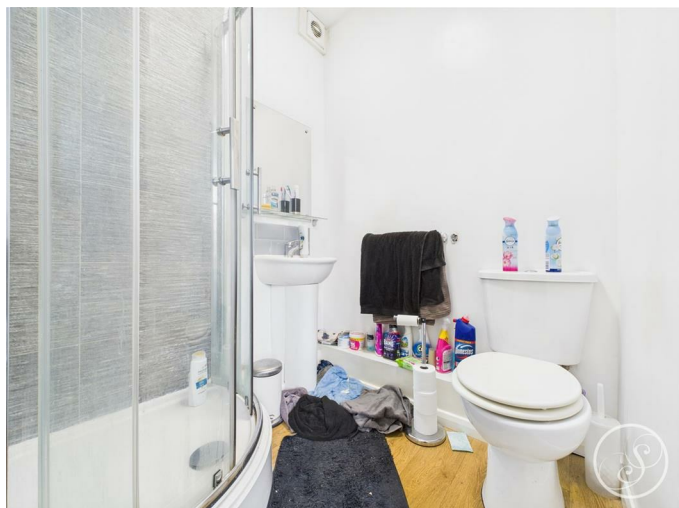
Low flush w.c Wash hand basin. Shower cubicle.

ROOM THREE



Double glazed window to the front elevation. Central heating radiator. Door off leading to en suite.

EN SUITE

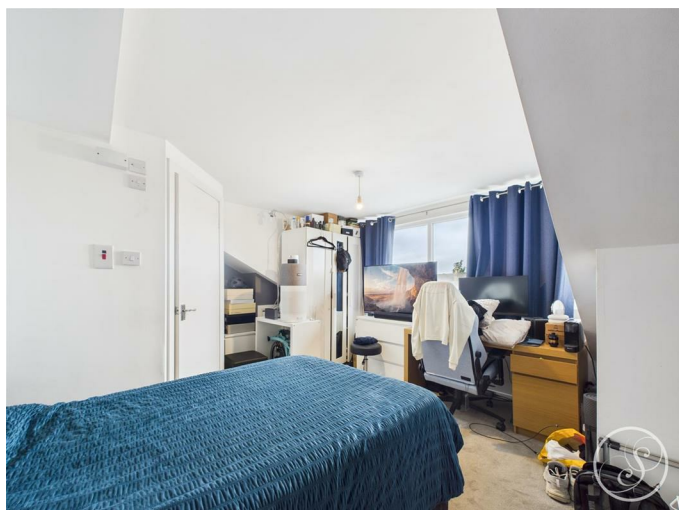


Low flush w.c. Wash hand basin. Shower cubicle.

SECOND FLOOR LANDING

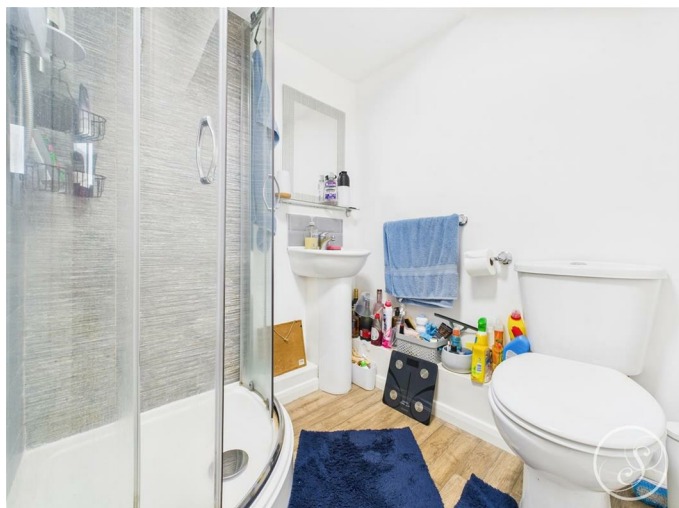
Doors off leading to rooms four and five.

ROOM FOUR



Double glazed window to the front elevation. Central heating radiator. Door off leading to ensuite.

EN SUITE



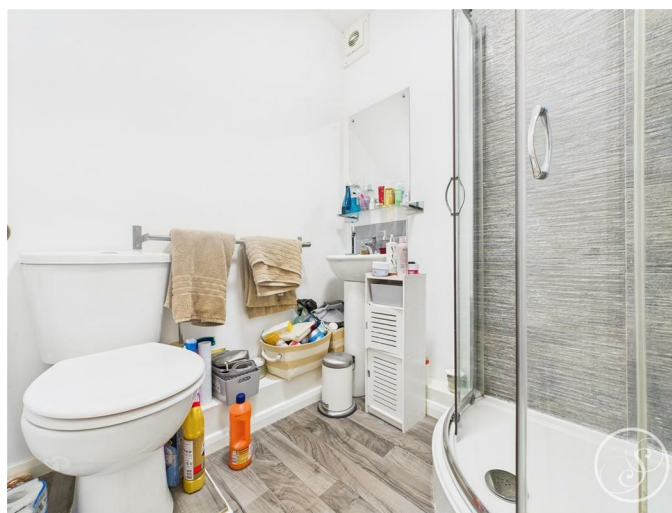
Low flush w.c. Wash hand basin. Shower cubicle.

ROOM FIVE



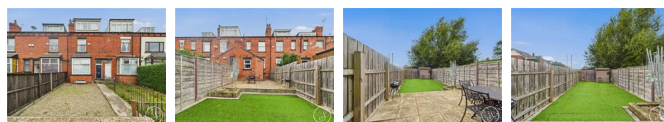
Velux window. Central heating radiator. Door off leading to en suite.

EN SUITE



Low flush w.c Wash hand basin. Shower cubicle.

EXTERNAL

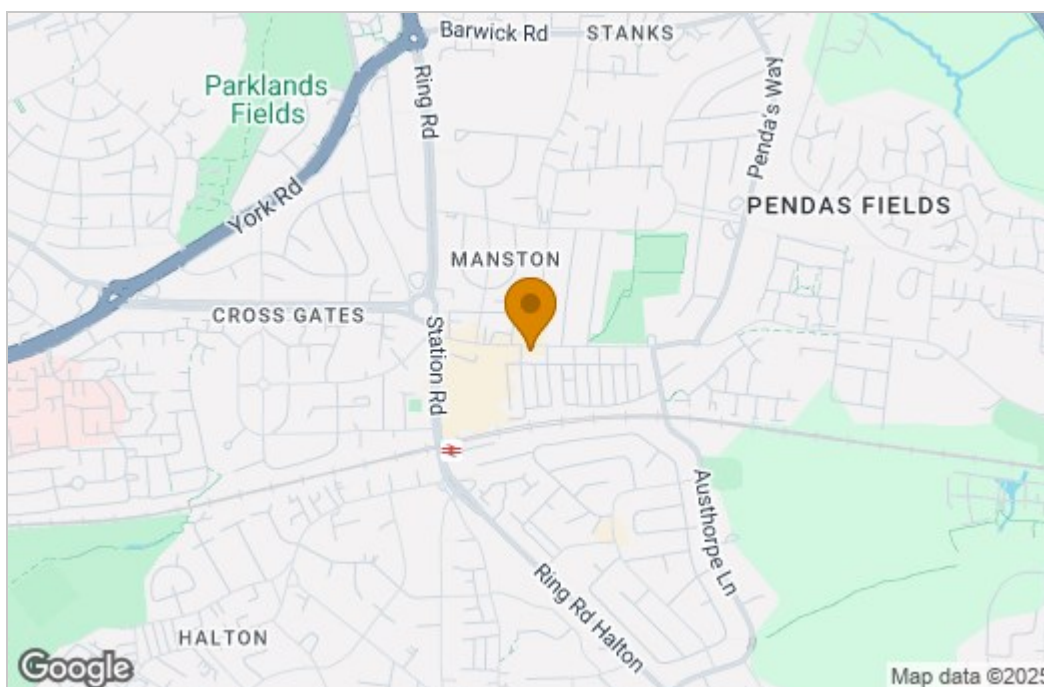


Externally the property has faux grass. Paved area to the front and rear.

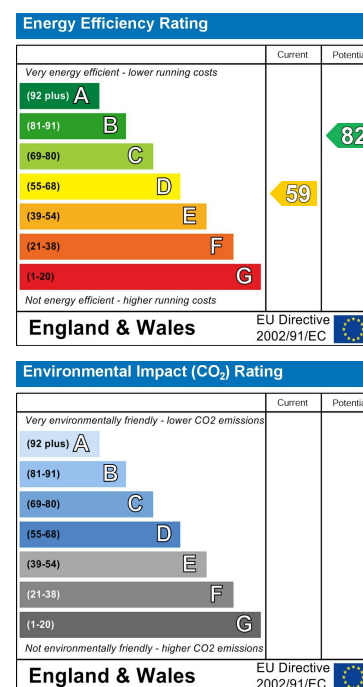
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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