

Castlehill

Estate & Letting Agents

10 Ashville View, Leeds
LS6 1LT

£325,000 Region



- Quality Five Bedroomed HMO
- Fully Let @ £38,325 PA Inc Bills Until June 2027!
- Cul De Sac Location & Highly Convenient
- Well Planned & Smartly Presented
- Being Sold As an On-going Concern
- Ideal For Any Discerning Investors!



A SENIBLY PRICED & SMARTLY PRESENTED FIVE BEDROOMED INVESTMENT PROPERTY, LET UNTIL 30th JUNE 2027 WITH A VERY ATTRACTIVE GROSS ANNUALISED RENT OF £38,325!! (Including utilities) NOW REPRESENTING AN IMPRESSIVE 9.6% YIELD BASED AT THE ASKING PRICE.

The very well-maintained student HMO is let from 1st July until 30th June 2027 at a gross annualised rent of £38,325 p/a including utilities (net rent of circa £31,200 p/a). A well-run investment with a long letting history, ideal for discerning investors, with immediate income completion, sold as a going concern.

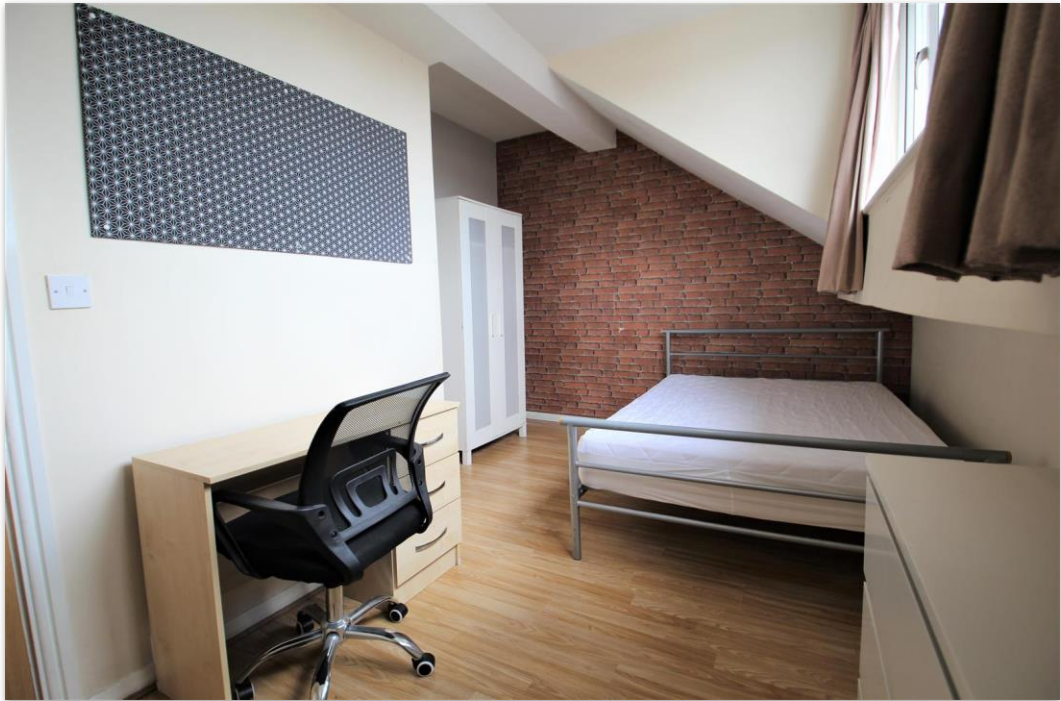
With well configured accommodation over four floors, it briefly comprises; spacious lounge, modern lower ground floor dining kitchen, stylishly presented five double bedrooms, a house bathroom & wc with a shower the bath and a second separate shower room & wc. The property is located on an attractive stone cobbled cul-de-sac with plenty of unrestricted parking and has a low maintenance front & rear yards.

Additional features include hard wired smoke detection, gas centrally heated and fully upvc double glazed.

A quality student home, which will surely help to continue to encourage strong rental demand for future years! Early viewing advised!

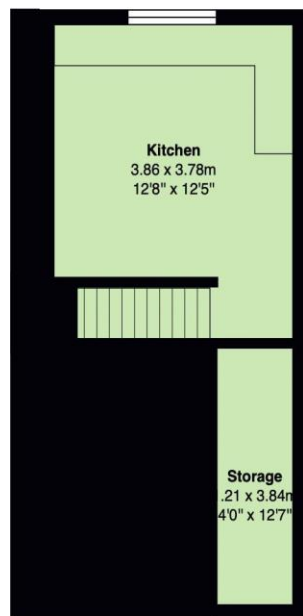
The current owner has a HMO Licence until 23rd May 2027. Some photographs are taken pre tenancy.



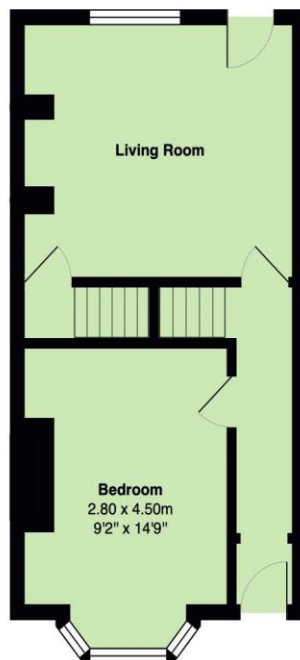


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

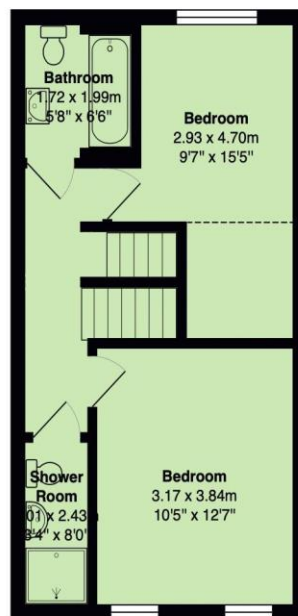
10, Ashville View, Hyde Park, LS6 1LT



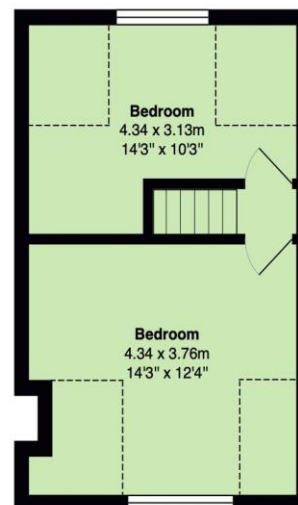
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 129.0 m² ... 1388 ft²

Council Tax Band B

Possession Subject to Tenancies

Viewings - All viewings are by appointment only. Please note that some viewing arrangements may require at least 24 hours notice.

Offer procedure -If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend an independent mortgage broker along with other property professionals. Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

Management Clause - If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

House in Multiple Occupation (HMO) - This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](https://www.leeds.gov.uk/city-council) website for more information.

The Renters' Rights Act - The Renters' Rights Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

Disclaimer -None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.