

Castlehill

Estate & Letting Agents

20, Morris Lane, Leeds
LS5 3JD

£625,000 Region



- Attractive Freehold Investment Opportunity
- 6X Self Contained Apartments
- Fully Tenanted at £55,140 PA
- Being Sold As an On-going Concern
- Popular Residential Letting Area
- Close to Kirkstall Shopping Complex & Train Station



A SUBSTANTIAL, FREEHOLD INVESTMENT OPPORTUNITY OF SIX SELF CONTAINED APARTMENTS, FULLY LET AND PRODUCING AN ATTRACTIVE ANNULISED RENTAL INCOME RENT OF £55,140.

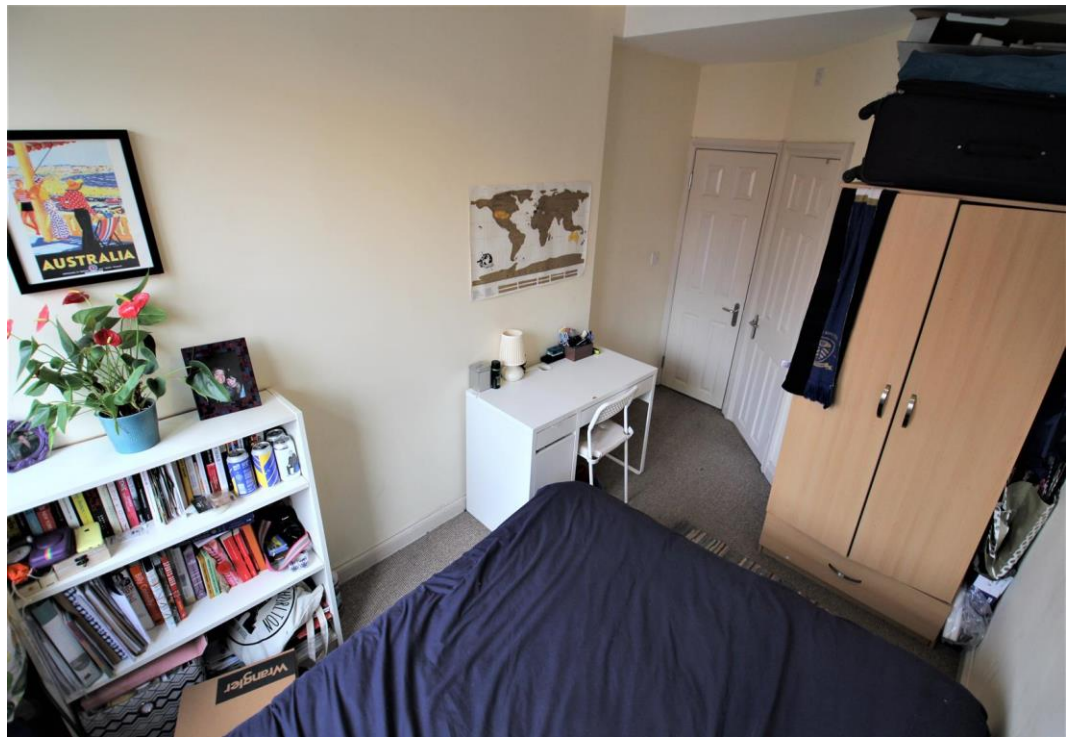
A very rare opportunity to purchase a large period semi detached property which has been skilfully converted into six self contained one and two bedroom apartments (with three flats having their own private entrance), located in this highly popular location, only a few minutes walk from Headingley train station, excellent shopping facilities and the beautiful open spaces of Kirkstall Abbey. Each unit is metered separately for gas & electric, and benefits from their own gas combination boilers.

The apartments are all well managed and equipped with contemporary bathrooms and kitchens and is upvc double glazed. Externally, there is a easily maintained front garden and a shared driveway. Each unit is generating a monthly rent of; Flat A £795 PCM Flat B £715 PCM Flat C £720 PCM Flat 1 £695 PCM Flat 2 £750 PCM Flat 3 £920 PCM

It is now being sold as on-going concern, with immediate income on completion. In our opinion, with current excellent demand for 1 & 2 bedroom rentals, this must offer a much more attractive and more manageable investment than larger HMO student properties.

We understand water rates is included in the rent. Some photographs have been taken pre tenancy.





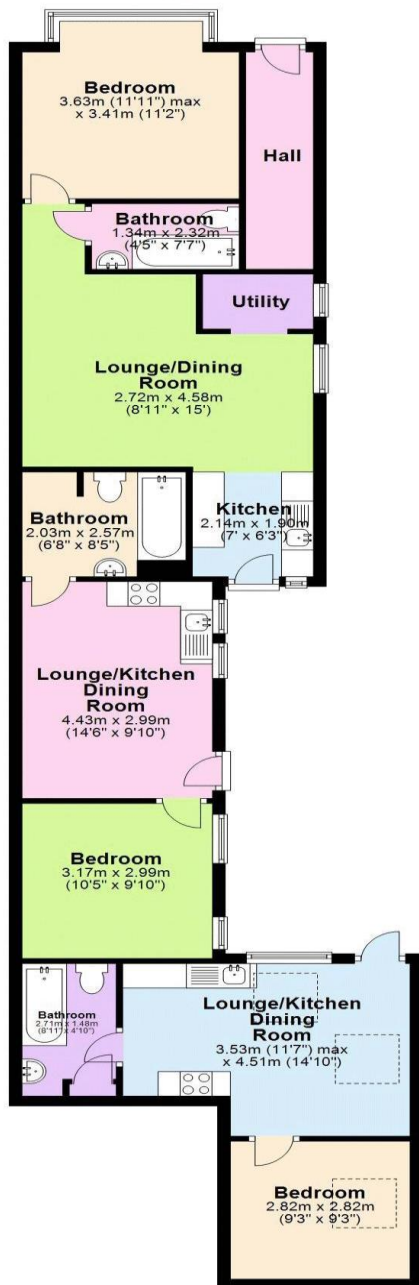






Ground Floor

Approx. 104.5 sq. metres (1124.6 sq. feet)



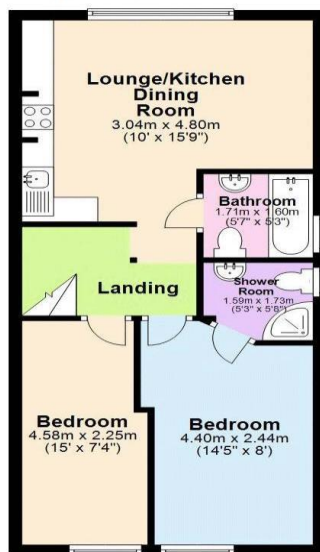
First Floor

Approx. 67.8 sq. metres (730.0 sq. feet)



Second Floor

Approx. 47.8 sq. metres (514.3 sq. feet)



Total area: approx. 220.1 sq. metres (2369.0 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure Freehold

Council Tax Band A

Possession Subject to existing tenancies

Viewings

All viewings are by appointment. 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 a 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.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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/council) website for more information.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.