

Castlehill

Estate & Letting Agents

107 Archery Road, Leeds
LS2 9AU



£475,000 Region



- Stunning investment property
- Six en-suite bedrooms
- Very close to universities & city centre
- Modern & tastefully presented
- Let until 30th June 2027
- Gross rent £52,416 p/a inc bills



A STUNNING SIX BEDROOMED ALL EN-SUITE FULLY REFURBISHED HMO INVESTMENT PROPERTY, ONLY A FEW MINUTES WALK FROM THE MAIN UNIVERSTY CAMPUS' AND LEEDS CITY CENTRE, LET UNTIL 30TH JUNE 2027 WITH A GROSS RENT OF £52,416 INCLUDING BILLS (£43,992 P/A EXCLUDING BILLS).

Internal viewing is essential to fully appreciate this well presented and planned property, featuring tasteful decor and modern furnishings, briefly comprising an entrance hall, a lounge with a flat screen TV, open plan to a modern fitted dining kitchen and six bedrooms, all with their own modern en-suite shower room w/c.

The property is currently let until 30th June 2026 at £52,104 including bills (£43,992 excluding bills) and re-let from the 1st July 2026 until 30th June 2027 at £52,416 p/a including bills (£43,992 excluding bills)

The sellers have a HMO Licence until 21st September 2028 and the property has a lawful C4/HMO use certificate.

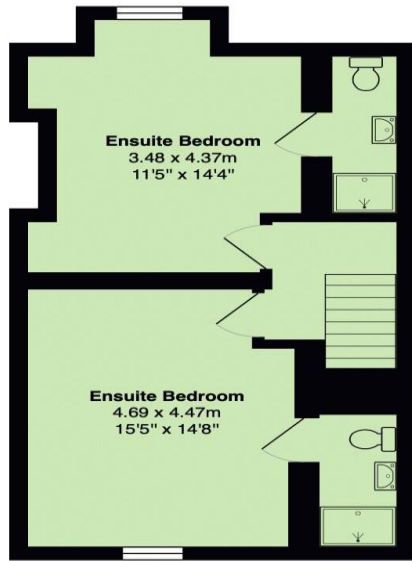
The sale is subject to the successful buyer retaining the current lettings management agent, Springwell Properties.



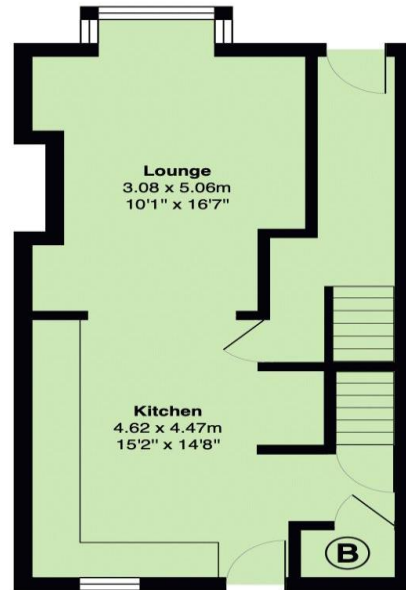


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

107, Archery Road, Woodhouse, LS2 9AU

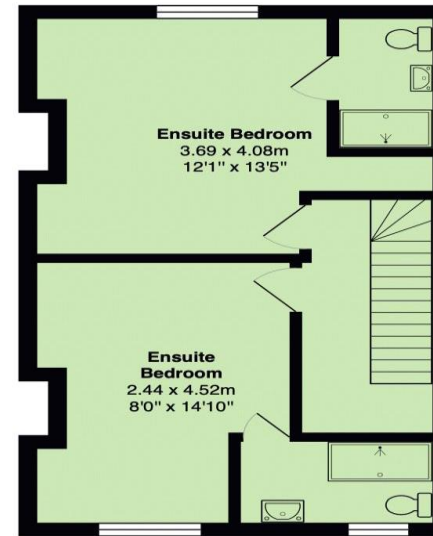


Lower Ground Floor

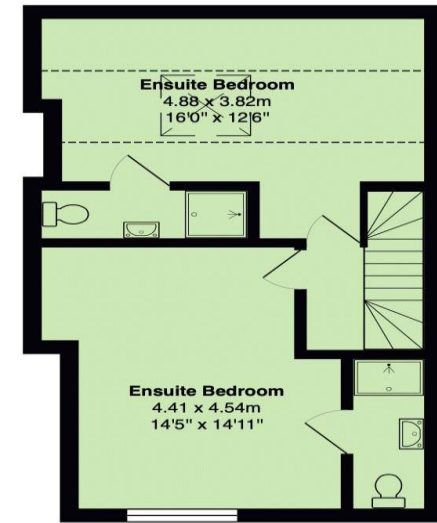


Ground Floor

Total Area: 165.1 m² ... 1778 ft²



First Floor



Second Floor

Tenure Freehold **Council Tax Band** B

Possession Sold subject to existing 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/council/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.