

Castlehill

Estate & Letting Agents

32 Hartley Grove, Leeds
LS6 2LD



£425,000 Region



- Stunning HMO investment
- Six bedrooms, each with en-suite
- Fantastic open plan living kitchen
- Close to universities & city
- Let from 1st July 2026
- Annualised rent c.£40,560 p/a ex bills - 9.5% yield!



A FANTASTIC SIX EN-SUITE BEDROOMED MID TERRACE WITH A STUNNING OPEN PLAN LIVING KITCHEN, SET UP AS A HIGH END HMO INVESTMENT, LET FROM THE 1ST JULY 2026 AT £46,928 P/A INCLUDING BILLS (CIRCA £40,560 P/A EXCLUDING BILLS). SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO THE MAIN UNIVERSITY SITES, THE LOVELY OPEN SPACES OF HYDE PARK AND LEEDS CITY CENTRE.

The stylish and very well presented accommodation comprises of an entrance hall, a bedroom with en-suite shower room w/c, a fantastic open plan living modern kitchen with a breakfast bar style dining area and a wall mounted flat screen TV, a lower ground floor bedroom with an en-suite shower room w/c, two first floor bedrooms with an en-suite shower room w/c and two further bedrooms on the top floor sharing an en-suite 'Jack & Jill' shower room w/c. Outside, there is a small front garden with ample on street parking and a small yard to the rear.

The property has a lawful use certificate for C4 HMO use and the seller has a HMO Licence until 23rd July 2030. The sale is subject to the successful buyer retaining the current lettings management agent, Beyond Lettings.

Point to note: Photos provided by the letting agent prior to tenancies.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Tenure Freehold **Council Tax Band** B

Possession Subject to tenancy

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/) 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.