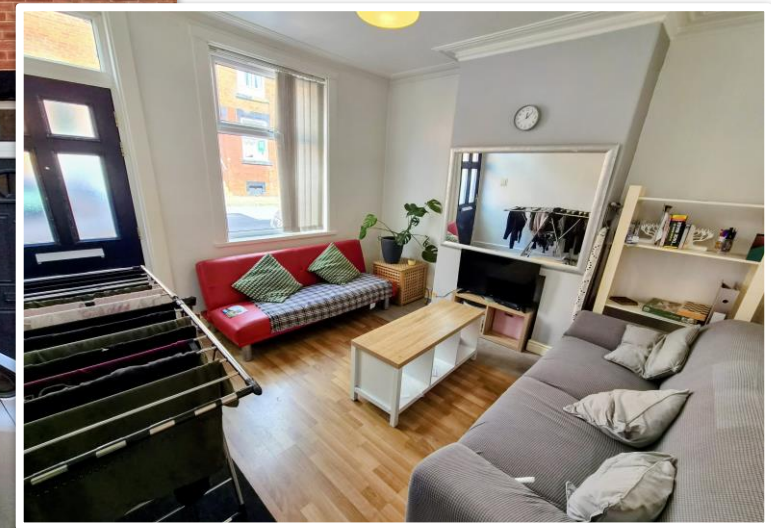




£250,000 Region



- Well presented HMO investment property
- 5 bedrooms, 3 bath/shower room w/c's
- Close to shops, city & universities
- Let until 31st August 2026
- Rent potential in excess of £25,000 p/a
- C4 lawful use certificate

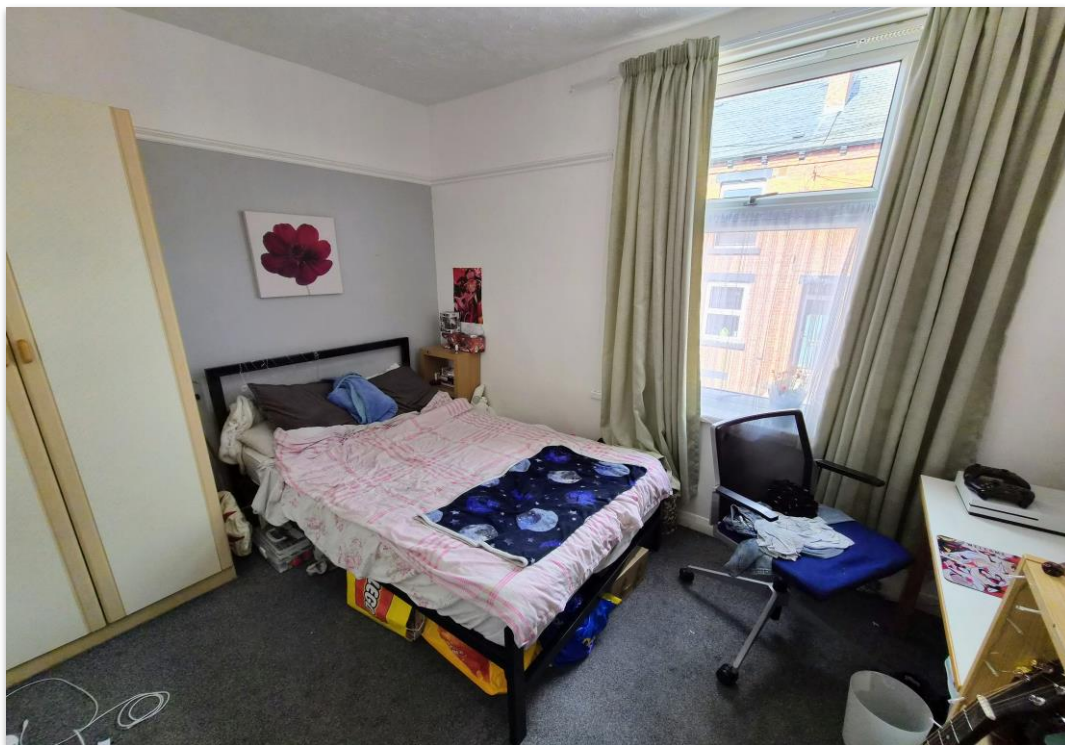


A WELL MANAGED AND PRESENTED FIVE BEDROOMED HMO WITH THREE BATH/SHOWER ROOM W/C'S, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, CLOSE TO LOCAL SHOPS AND WITHIN EASY REACH OF THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.

The property is currently let to four occupants on separate tenancy agreements until 31st August 2026 at £20,460 p/a including bills, therefore ideal for continued investment with potential for over £25,000 p/a when fully let or perhaps parents buying for son or daughter at university. The property has a lawful C4 use certificate and the sellers have a HMO Licence until 22nd May 2027.

The deceptively spacious accommodation comprises a lounge and dining kitchen on the ground floor, a lower ground floor bedroom, with an en-suite shower room w/c, two first floor bedrooms and a bathroom w/c and two further bedrooms, both with dormer windows sharing a 'Jack & Jill' shower room w/c.

Outside the property is street lined to the front and there is an enclosed yard to the rear. There is ample on street parking.



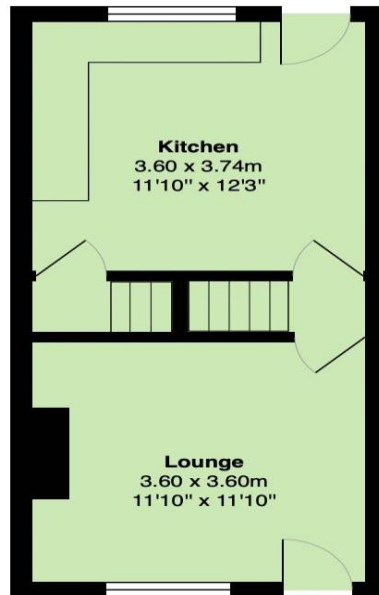


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

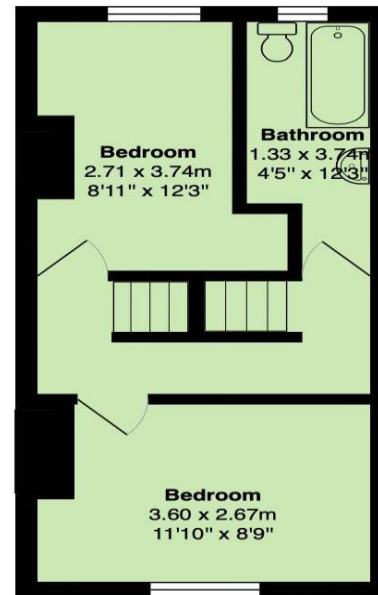
39, Burley Lodge Terrace, Hyde Park, LS6 1QA



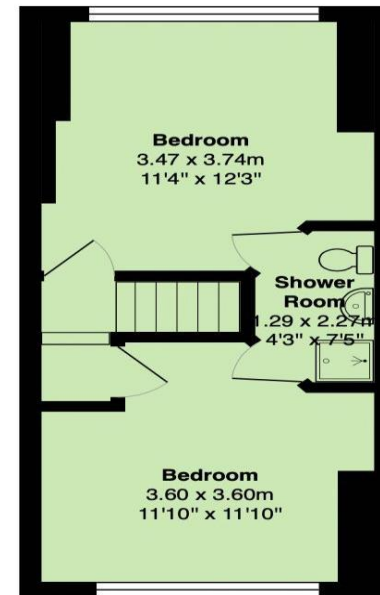
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 105.0 m² ... 1131 ft²

Possession Sold subject to existing tenancies

Council Tax Band A

Tenure Freehold

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.

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.