

Castlehill

Estate & Letting Agents

75 Richmond Avenue, Leeds
LS6 1DB



Offers in Excess of £400,000 Region



- Substantial HMO
- Seven bedrooms, three bath/shower rooms
- Popular & convenient location
- Close to Headingley & universities
- Let until 30th June 2027
- Gross rent £40,040 p/a ex bills



RE-LET FROM 7TH JULY 2026 AT £40,040 P/A EXCLUDING BILLS. 10% YIELD! A SUBSTANTIAL SEVEN BEDROOMED INVESTMENT PROPERTY, SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, A SHORT WALK TO HEADINGLEY'S EXTENSIVE AMENITIES AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE. CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS.

The property is currently let from the 1st July 2025 to 30th June 2026 at £37,603 p/a excluding bills.

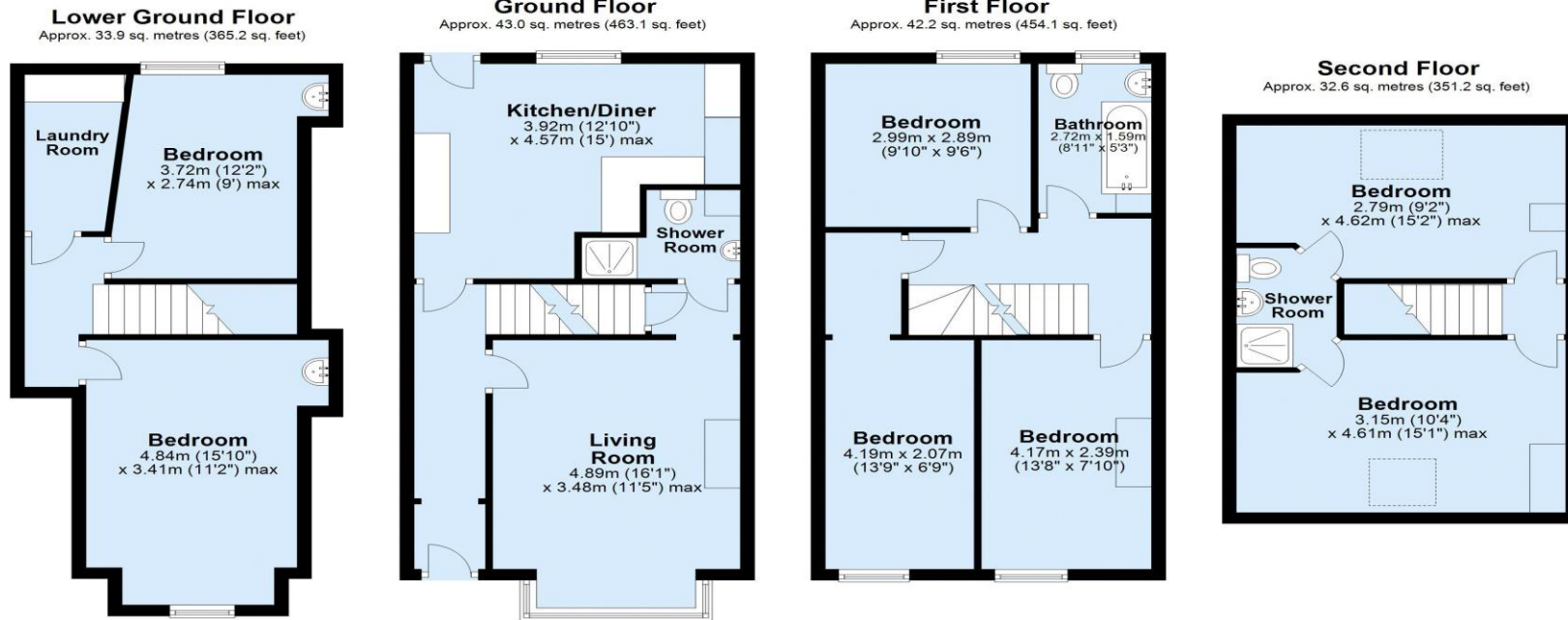
The gas centrally heated and UPVC double glazed accommodation comprises an entrance hall, lounge, kitchen and shower room w/c on the ground floor, two bedrooms and a utility room on the lower ground floor, three bedrooms and a bathroom w/c on the first floor and two further bedrooms on the top floor sharing a 'Jack and Jill' en-suite shower room w/c. Externally there is a small frontage with ample on street parking and a yard to the rear.

The seller has a HMO Licence until 14th June 2027 and a lawful use certificate for Sui Generis HMO use. The sale is subject to the successful buyer retaining the lettings management agent, MHS Lettings, for at least the remainder of the agreed tenancies.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Tenure Freehold **Council Tax Band** B

Possession Subject to existing tenancy agreement

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/leeds-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.