

# Castlehill

Estate & Letting Agents

18, Blenheim Square, Leeds  
LS2 9AR

Offers Over £895,000 Region



- Fantastic substantial investment
- 2 x 6 bedroomed duplex apartments
- 9 shower room w/c's in total
- Prime location, close to the universities
- Let until 30th June 2024
- Gross rent £91,041 p/a inc bills





A FANTASTIC AND SUBSTANTIAL FREEHOLD INVESTMENT OPPORTUNITY FULLY LET UNTIL SUMMER 2024 SITUATED IN THIS PRIME LOCATION, JUST A SHORT WALK TO THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE, IN ONE OF LEEDS MANY CONSERVATION AREAS OVERLOOKING ATTRACTIVE PARKLAND. CLICK ON VIRTUAL TOUR OR ON 'FULL DETAILS' FOR LOTS MORE INFORMATION ABOUT THE PROPERTY, THE LOCAL AREA, TRANSPORT LINKS AND SCHOOLS.

The very well presented and managed accommodation comprises 2 x 6 bedroom duplex apartments, fully let until 30th June 2024, generating a total gross rental income of £91,041 p/a including bills (over £72,000 excluding bills) - an attractive net yield of over 7.75%! Flat A - 1st July 2022 to 30th June 2023 - £39,106 p/a inc bills, 1st July 2023 to 30th June 2024 - £44,738 p/a inc bills Flat B - 1st July 2022 to 30th June 2023 - £40,671 p/a inc bills, 1st July 2023 to 30th June 2024 - £46,303 p/a inc bills The accommodation comprises of a communal entrance hall; flat A is located on the ground and lower ground floors and has an impressive large open plan living modern kitchen, six double bedrooms and three shower rooms w/c's.

Flat B is located on the first & second floors and has six bedrooms, four with their own en-suite shower room w/c and two with the use of their own shower room w/c and an impressive loft style lounge and separate breakfast kitchen. Externally there are low maintenance enclosed gardens to three sides and on street parking is available on a permit basis.

The flats are all electric, no gas.

The seller has HMO Licences for Flat A until 17th September 2025 and flat B until 13th January 2025, plus a lawful use certificate for use as two separate self-contained houses in multiple occupation in C4 use. The sale is subject to the successful buyer retaining the current lettings management agent until at least the remainder of the existing tenancy agreements. The seller also advises that as the property is owned under a Limited company, so buyers might want to consider buying the Limited company taking advantage of stamp duty saving. Internal viewing strongly recommended of this high quality and ready made investment property. Point to note - photographs taken pre tenancy.















### Ground Floor

Approx. 9.9 sq. metres (106.2 sq. feet)



### First Floor

Approx. 92.4 sq. metres (994.8 sq. feet)

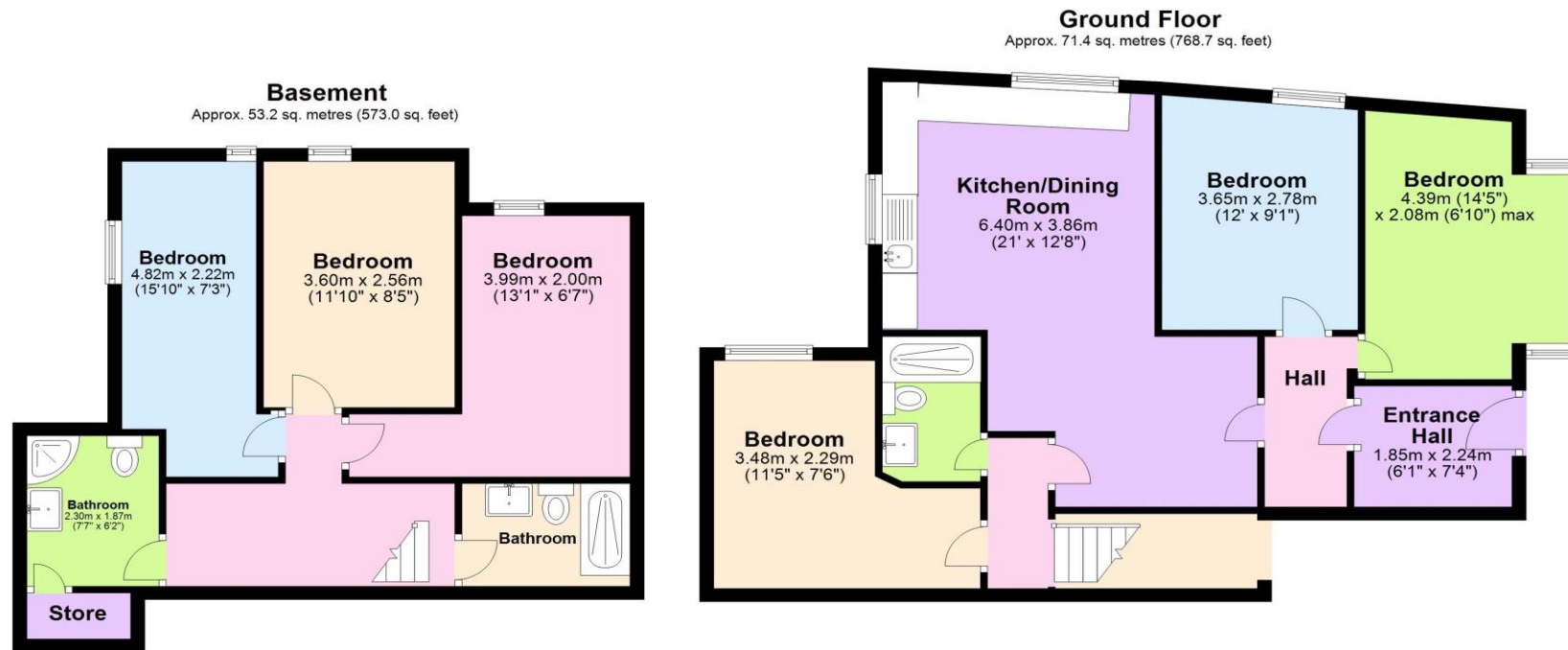


### Second Floor

Approx. 88.3 sq. metres (950.9 sq. feet)



Total area: approx. 190.6 sq. metres (2051.9 sq. feet)



Total area: approx. 124.7 sq. metres (1341.8 sq. feet)

**Tenure** Freehold

**Possession** Subject to current tenancy

**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. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

**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](http://Leeds City Council) website for more information.

**Council Tax Band** B

