

Castlehill

Estate & Letting Agents

150 Ash Road, Leeds
LS6 3HD

£435,000 Region



- Fantastic investment property
- Seven bedrooms, three shower w/c rooms
- Popular Headingley location
- Let until 30th June 2024
- Gross rent £45,625 p/a inc bills
- HMO lawful use certificate

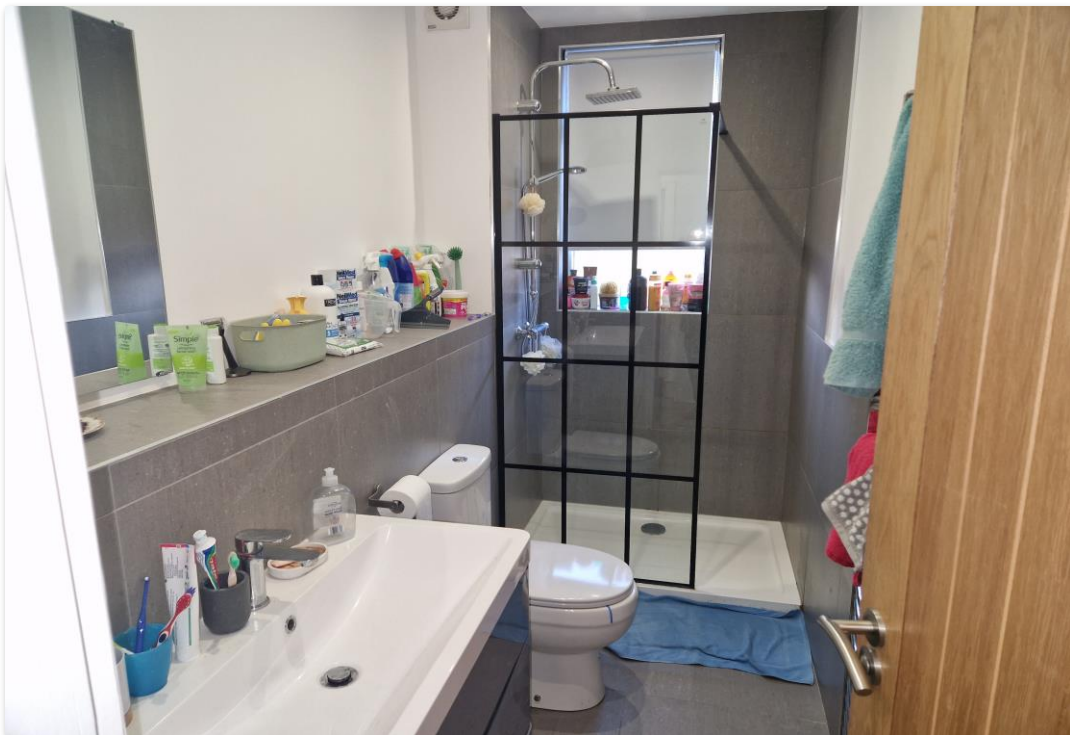


A SUPERB SEVEN BEDROOMED INVESTMENT PROPERTY LET UNTIL SUMMER 2024, SITUATED IN THIS POPULAR AND VERY CONVENIENT HEADINGLEY LOCATION, A SHORT WALK TO EXTENSIVE AMENITIES, THE CRICKET GROUND, TRAIN STATIONS AND WITHIN EASY REACH OF THE VARIOUS UNIVERSITY CAMPUS' AND LEEDS CITY CENTRE.

The very well presented and maintained property is currently let until 30th June 2023 at a gross rent of £39,785 p/a inc bills and re-let from 1st July 2023 until 30th June 2024 at an attractive gross rent of £45,625 p/a including bills (circa £34,700 p/a excluding bills - approx 8% yield!). The owner has a HMO Licence for 7 occupants until 24th October 2026 and a lawful use certificate for use as a House in Multiple Occupation (sui generis).

The well-planned accommodation comprises an entrance hall, bedroom and a modern dining kitchen on the ground floor, a lounge, bedroom and shower room w/c on the lower ground floor, three bedrooms and a shower room w/c on the first floor and two bedrooms and a further shower room w/c on the second floor. Externally there is a small front garden, a yard to the rear and ample on street parking. We understand the property is currently managed by Beyond Lettings and any sale would be subject to the successful buyer retaining their services until the end of the current tenancy agreement. Internal viewing strongly recommended of this high quality, ready made investment property.





Basement

Approx. 37.5 sq. metres (403.2 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Ground Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



Second Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 144.3 sq. metres (1552.8 sq. feet)

Tenure

Freehold

Council Tax Band

C

Possession

Subject to existing tenancy agreement. Vacant possession 1st July 2024

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.

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

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.

Houses in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the [Leeds City Council](https://www.leeds.gov.uk/city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

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