



- Substantial 10 Bedroom Investment
- Central Headingley
- Let at £43,524 30th June 2022
- Spacious Communal Dining Kitchen & Lounge
- Certificate of Existing Lawful Use
- Versatile & Attractive Investment!



SUBSTANTIAL 10 BED STUDENT HMO INVESTMENT LET UNTIL SUMMER 2022 AT £43,524 PA EXCLUSIVE OF UTILITIES!

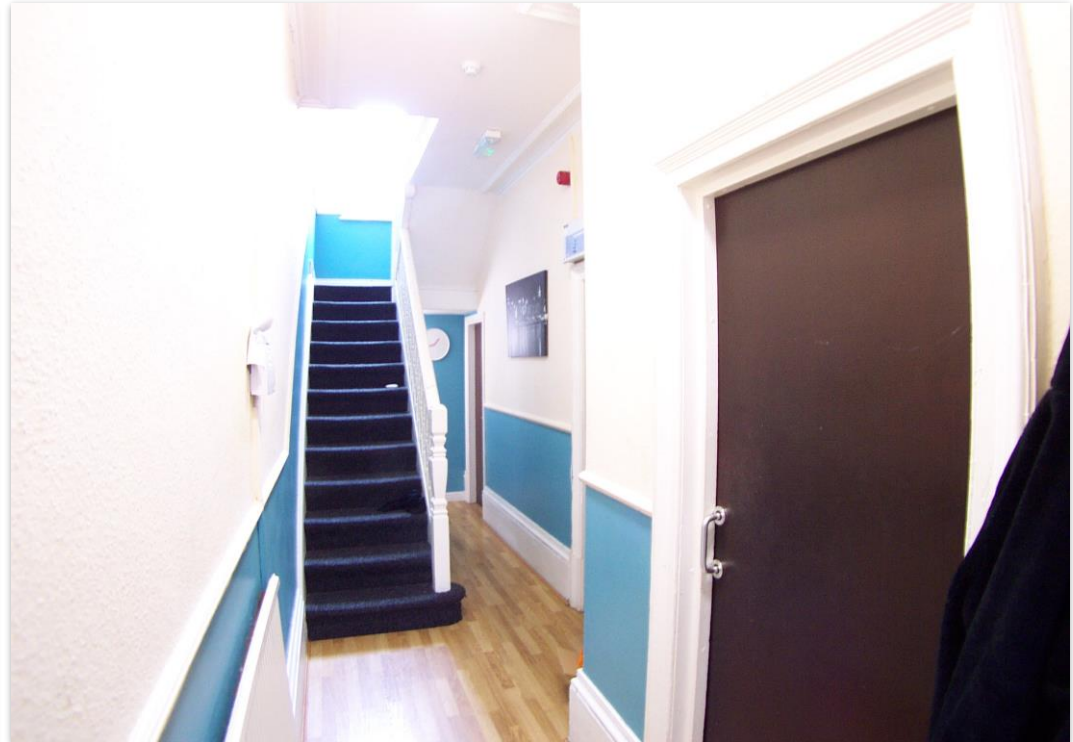
HMO LICENSED 10 BEDROOM SEMI DETACHED STUDENT INVESTMENT PROPERTY, located in this prime central Headingley location, close to excellent shopping and leisure facilities and with good access to the University campus.

Fully let until 30th June 2022 at £43,524 offering investor buyers a very attractive yield of 8.8% at the asking price.

Gas centrally heated and UPVC double glazed the property offers spacious and modern accommodation featuring very large lounge, extensively fitted contemporary kitchen, generous separate dining room, laundry room, ten bedrooms (wash hand basins to eight), four bath/shower rooms (one en suite) and additional separate WC.

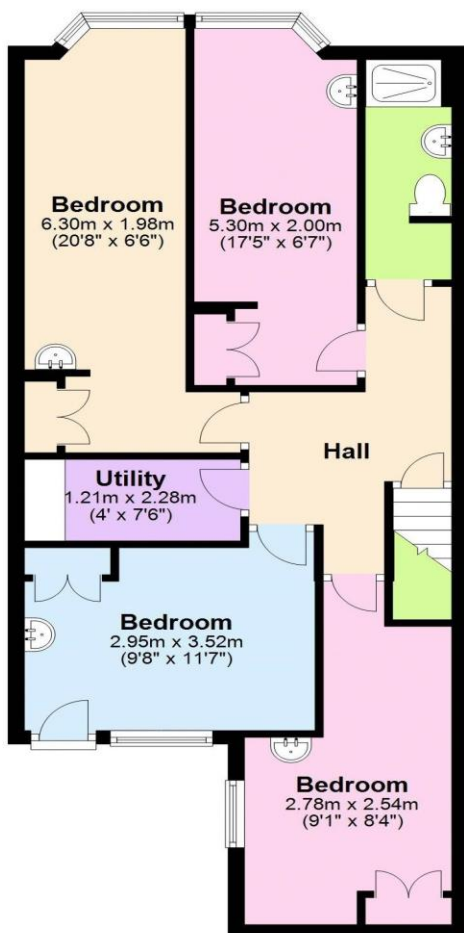
FULLY HMO LICENSED AND WITH A CERTIFICATE OF LAWFUL USE (Sui Generis) AS A 10 BEDROOM HMO Low maintenance forecourt garden to front, yard to rear and unrestricted on street parking.

Internal inspection strongly recommended!



Lower Ground Floor

Approx. 60.0 sq. metres (645.5 sq. feet)



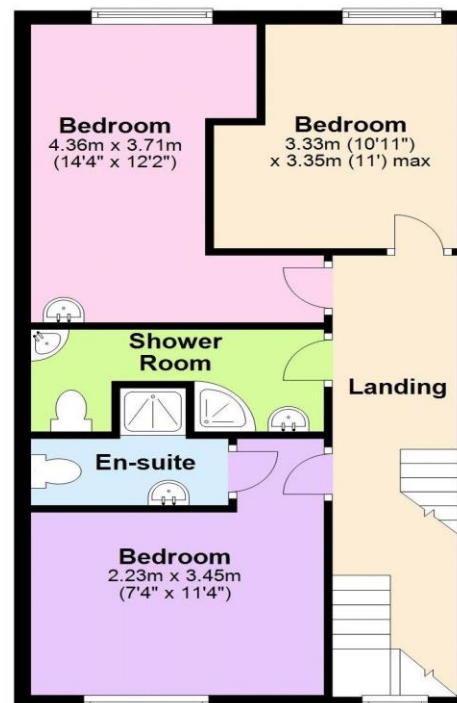
Ground Floor

Approx. 61.5 sq. metres (662.5 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.0 sq. feet)



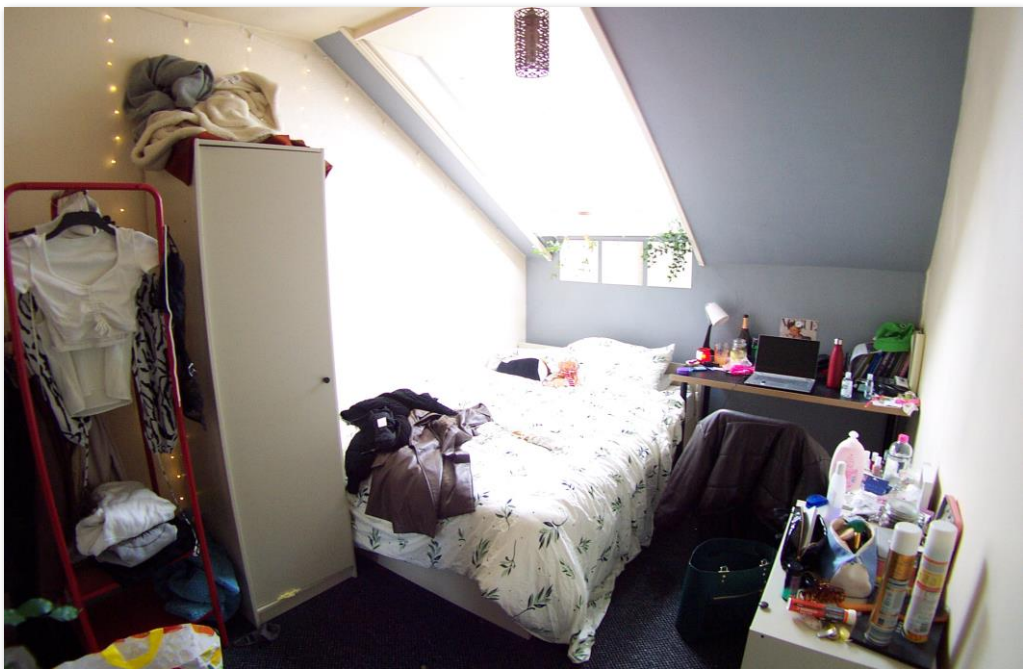
Second Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 216.5 sq. metres (2329.9 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.



Tenure

Freehold

Council Tax Band

C

Possession

Subject to existing tenancy agreement. Vacant possession 1st July 2022.

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 area and is being let as a House in Multiple Occupation (HMO). HMO's are subject to C4 or Sui Generis planning class use. A HMO constitutes a property let to at least 3 unrelated persons. If the property requires a HMO Licence (currently a property let to 5 or more unrelated occupants) then landlords/owners have to ensure the property complies with various criteria including specific fire protection, health & safety standards and minimum room sizes. We understand rooms not meeting the minimum sizes and/or the property is not deemed 'reasonably suitable' for the number of occupiers, could lead to HMO Licences not being granted. Buyers are strongly advised to consult Leeds City Council for HMO advice & guidelines. Useful links - [Conditions for licensed HMOs](#) - [HMO Licencing](#) - [HMOs Article 4 direction](#) - [HMOs](#).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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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