

# Castlehill

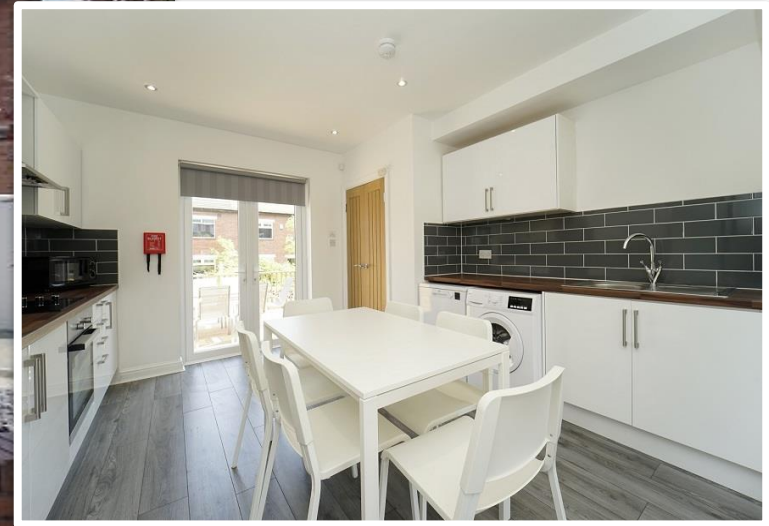
Estate & Letting Agents

2 Ash Gardens, Leeds  
LS6 3LD

£469,000 Region



- **WOW, 5 Spacious 'en-suite' bedrooms**
- **Let Until Summer 2025 at £35,100 PA**
- **Highly Central Headingley Location**
- **Front Garden & Parking**
- **Impressive HMO & Modern Interior**
- **Certificate of Lawful Use for C4 - Approved!**



**An exceptionally good quality 5x bed & 5x 'en suites' HMO opportunity let until June 2025 generating an impressive annualised rental income of £35,100!**

This stunning student property will not disappoint and benefits from refurbished accommodation to an extremely high standard, and features a beautiful, spacious modern interior. It boasts a large open plan kitchen and lounge area, and 5x spacious bedrooms each complete with en-suite bathroom. To the back of the house sits a private back garden, featuring a large decking area - perfect for tenants to enjoy valuable outside space and 'al fresco' dining! It also features private off street parking with enough space for up to 2 cars.

Located just behind Manahatta, the property is just a two minute walk away from central Headingley and close to all pubs, restaurants, shops, Becketts Park Campus and main bus routes into Leeds University and city centre.

The property is currently fully occupied until 30th June 2024 and relet from 1st July 2024 until 30th June 2025, achieving an attractive £35,100 per annum exclusive of utilities. The property is being sold as an on-going concern with immediate income on completion and in our opinion, likely to attract high levels of interest and must be an excellent choice for any discerning investor! Additional features include, hard wired fire detection & fire doors through out, gas central heating, UPVC double glazing.

We understand the tenants have a separate all inclusive utility plan, including electricity, gas, water, tv licence and broadband. The sale of the property is subject to the buyer retaining the current letting agent's management.

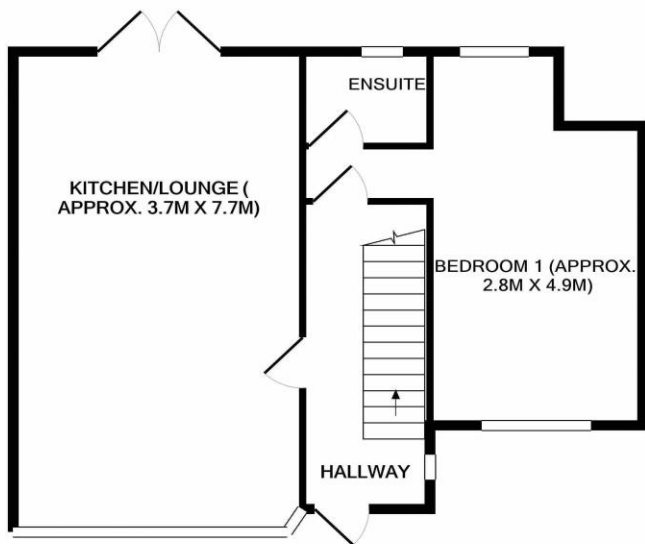
There is a Certificate of Lawful Development for C4 and the HMO licence permitted level of occupancy is a maximum of 5 persons and expires on 13th June 2027. A RARE CHANCE TO BUY A VERY SMART, WELL EQUIPED, WELL SITUATED HMO - We urge EARLY INTERNAL INSPECTION to appreciate the property's well managed and attractive modern accommodation.

Photographs taken are pre tenancy.

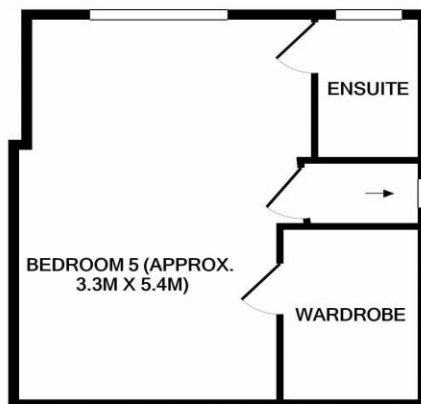






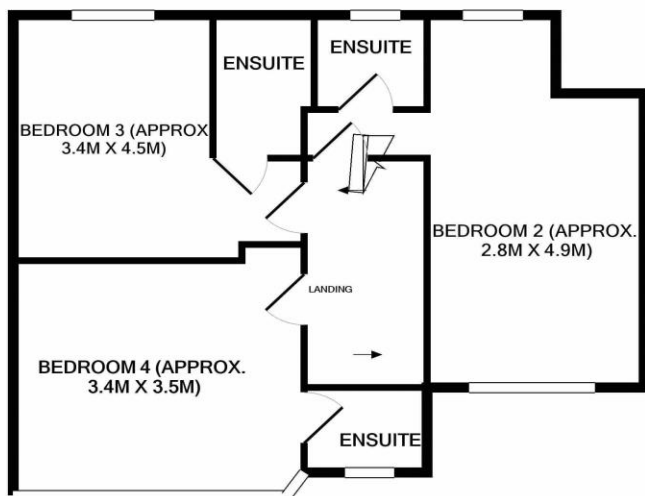


GROUND FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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1ST FLOOR

#### Tenure

Freehold

#### Council Tax Band

C

#### Possession

Subject to current tenancy

#### 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		
69-80	C		73 C
55-68	D	59 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.