

Castlehill

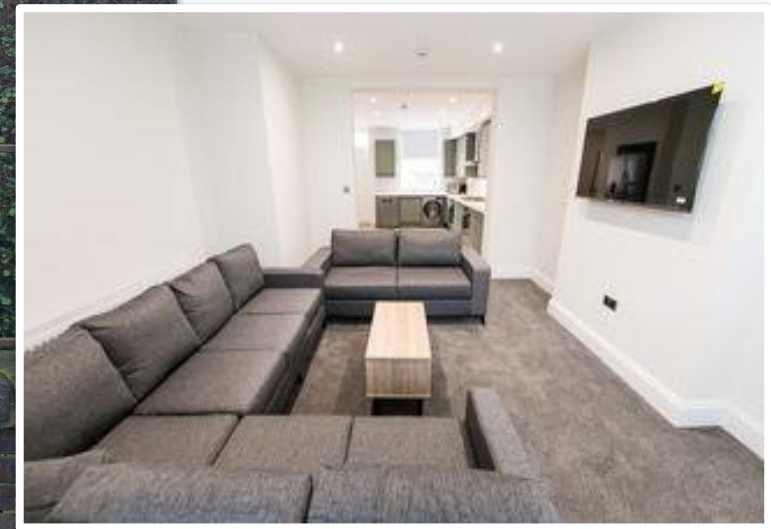
Estate & Letting Agents

107 Archery Road, Leeds
LS2 9AU

£475,000 Region



- Stunning investment property
- Six en-suite bedrooms
- Very close to universities & city centre
- Modern & tastefully presented
- Let until 30th June 2027
- Gross rent £52,416 p/a inc bills



A STUNNING SIX BEDROOMED ALL EN-SUITE FULLY REFURBISHED HMO INVESTMENT PROPERTY, ONLY A FEW MINUTES WALK FROM THE MAIN UNIVERSITY CAMPUS' AND LEEDS CITY CENTRE, LET UNTIL 30TH JUNE 2027 WITH A GROSS RENT OF £52,416 INCLUDING BILLS (£43,992 P/A EXCLUDING BILLS).

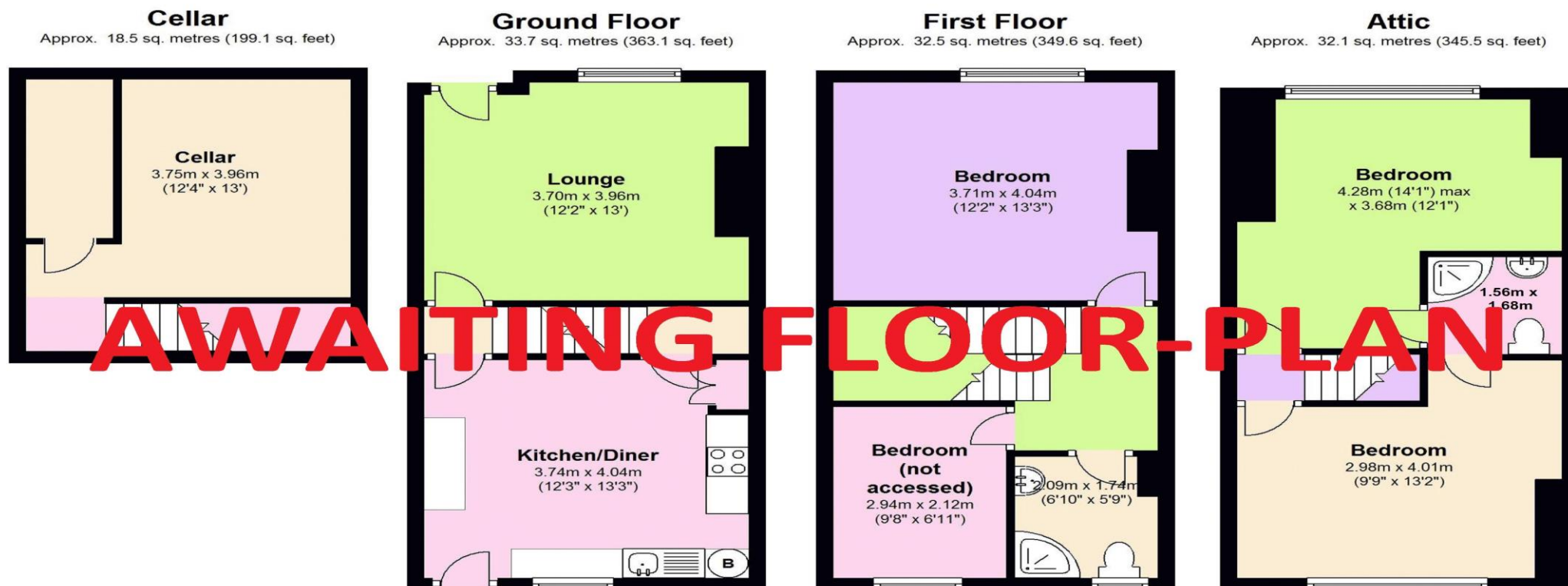
Internal viewing is essential to fully appreciate this well presented and planned property, featuring tasteful decor and modern furnishings, briefly comprising an entrance hall, a lounge with a flat screen TV, open plan to a modern fitted dining kitchen and six bedrooms, all with their own modern en-suite shower room w/c.

The property is currently let until 30th June 2026 at £52,104 including bills (£43,992 excluding bills) and re-let from the 1st July 2026 until 30th June 2027 at £52,416 p/a including bills (£43,992 excluding bills) The sellers have a HMO Licence until 21st September 2028 and the property has a lawful C4/HMO use certificate.

The sale is subject to the successful buyer retaining the current lettings management agent, Springwell Properties.







Total area: approx. 116.8 sq. metres (1257.2 sq. feet)
Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure Freehold
Council Tax Band B
Possession Sold subject to existing tenancies

Point to note: Following the recent introduction of the Rent Reform Act, unless further changes are made, from the 1st May 2026, the above tenancies will automatically transfer from assured shorthold tenancy agreements to periodic tenancy agreements, therefore the termination dates of each tenancy will no longer apply.

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		82 B
69-80	C	78 C	
55-68	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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