

castlehill

Estate Agents

12 Burchett Grove, Leeds
LS6 2JA

£425,000 Region



- Spacious 6 x Bed HMO
- Let at £31,512 PA
- Until 30/06/2023 (Excluding Bills)
- Attractive On Going Investment
- Close to Hyde Park Corner & Uni
- Well Presented Student Accommodation



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk



Your Sales
and Lettings
Specialist in
North Leeds

SIX BEDROOM STUDENT HMO INVESTMENT CLOSE TO UNIVERSITY LET UNTIL JUNE 2023 AT £31,512 PA, An ATTRACTIVE 7% YIELD AT ASKING PRICE!

A well proportioned six bedroom mid through terrace property, located in this very popular student letting location within walking distance of the University campus and city centre. Being sold as an on-going concern with immediate income on completion and no letting management tie in, allowing buyers the opportunity to self manage or appoint their own preferred letting agent. An ideal up and running well presented investment with HMO usage dating back to 2011.

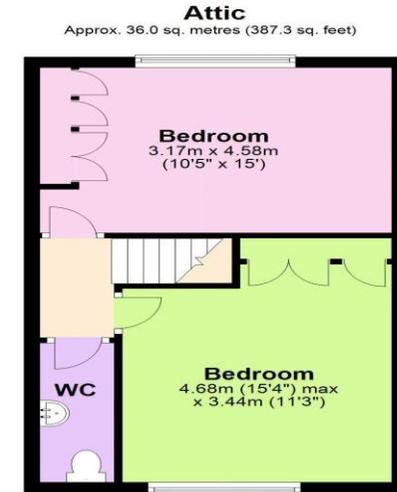
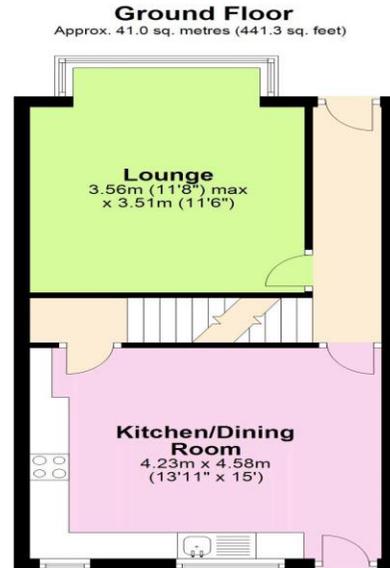
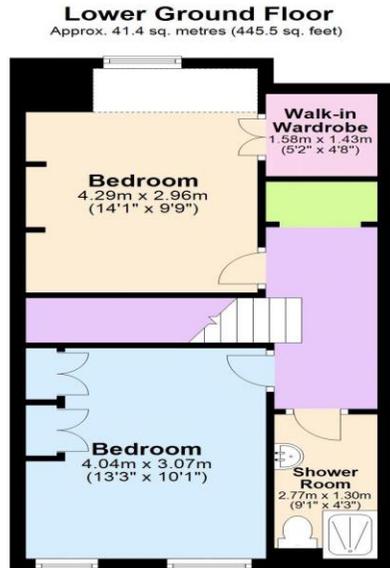
The property provides gas centrally heated and upvc double glazed accommodation, briefly comprising; entrance hall, lounge to the ground floor, and very good sized dining kitchen, two lower ground floor bedrooms sharing a contemporary fully tiled shower room & wc. Two first floor bedrooms and a house bathroom wc and two further double bedrooms with a separate wc on the second floor. Additional features include hard wired smoke alarms and fire doors.

The HMO License is permitted for six persons and valid until 28th January 2023.

We understand the rent is inclusive of broadband only.







Total area: approx. 157.2 sq. metres (1691.6 sq. feet)
Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Possession

Subject to existing tenancy agreement.
Vacant possession 1st July 2023.

Council Tax Band

B

Tenure

Freehold.

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		83
(69-80) C	72	
(55-68) D		
(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.

21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk



Your Sales and Lettings Specialist in North Leeds