

castlehill

Estate Agents

10 Village Place Leeds
LS4 2NT

£230,000 Region



- NEWLY RENOVATED
5 BED STUDENT HMO
- LET 1ST JULY 2017-18 £22,160 PA
- 5 DOUBLE BEDS & 3 X SHOWER/WC'S
- NEWLY FITTED DINING KITCHEN
- WELL LAID OUT
- MUST VIEW!



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Your Sales
and Lettings
Specialist in
North Leeds

BEST & FINAL OFFERS REQUIRED IN WRITING BY 12 NOON ON FRIDAY 24TH FEBRUARY 2017

NEWLY RENOVATED 5 BEDROOM STUDENT HMO INVESTMENT - LET UNTIL SUMMER 2018 AT £22,160 PA - STUNNING INTERIOR!

Beautifully presented **FIVE DOUBLE BEDROOM STUDENT INVESTMENT**, located in this popular letting position, only a short walk from Burley Park rail station and within easy reach of the centre of Headingley as well as the University campus.

SKILFULLY IMPROVED AND UPDATED BY THE CURRENT OWNER and with new fixtures, fittings and furniture throughout, **THE PROPERTY OFFERS WELL LAID OUT ACCOMMODATION** briefly comprising; generous lounge with bay window and wood laminate flooring, spacious and extensively fitted dining kitchen to the ground floor, two double bedrooms and bathroom/WC to the first floor, two double bedrooms and shower room/WC to the second floor, further double bedroom and en-suite shower room/WC to the lower ground floor.

Recent improvements include; complete re-roof with insulation, new high efficiency central heating boiler, new kitchen fittings, new bathroom facilities, new floor coverings, new contemporary furnishings throughout. **Let from 1st July 2017 until 30th June 2018 at £22,160 PA** inclusive of WI-FI and TV licence. This is a great opportunity for buy to let investors looking for income with minimal setting up costs.

BOOK A VIEWING - YOU WILL BE IMPRESSED!







Total area: approx. 127.6 sq. metres (1373.7 sq. feet)
Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

LOCATION

Travelling from Headingley on St Michaels Lane over the small railway bridge, continue along past the allotments, turn left onto Stanmore Hill, Village Place is on the right.

Council Tax Band B

TENURE Freehold

POSSESSION Vacant possession on completion. Tenanted from 1st July 2017 until 30th June 2018.

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

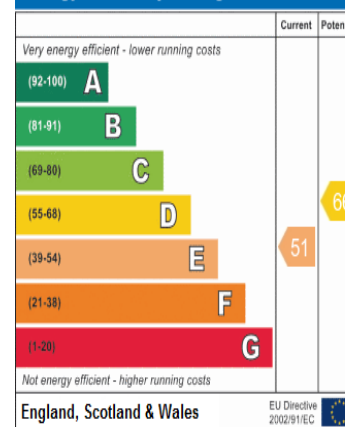
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Management Clause

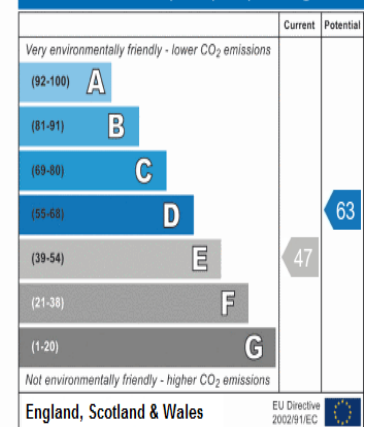
If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

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

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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