



## KNOWLE TERRACE, LEEDS, LS4 2PA, £285,000

\*\*\*\*INVESTMENT OPPORTUNITY\*\*\* 5 BED TERRACE IN POPULAR STUDENT LOCATION - LET UNTIL 17TH SEPTEMBER 2021. RENTAL INCOME OF £31,627.78 PA on all inclusive basis. Achieving rental of £99.99 PPPW without bills + broadband. £18pppw allocation for bills. Rental income of £26,068.82 PA plus additional for utility mark up of roughly £3,000 offering returns over 10%.

FIVE DOUBLE BEDROOMS, TWO BATHROOMS - ON GOING INVESTMENT WITH ALL FURNITURE AND APPLIANCES INCLUDED IN THE SALE. HMO in place until 2022.

Ready made investment property located in popular student location, close to Headingley and Hyde Park within close proximity of local amenities and bus routes into the city centre. EPC Rating: D



5



2





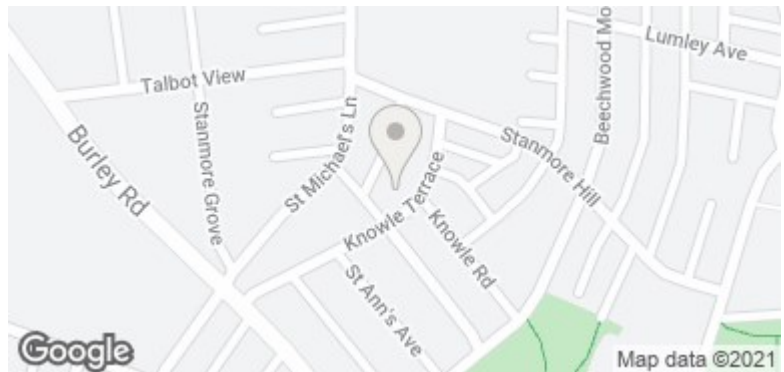
# KNOWLE TERRACE, LEEDS, LS4 2PA



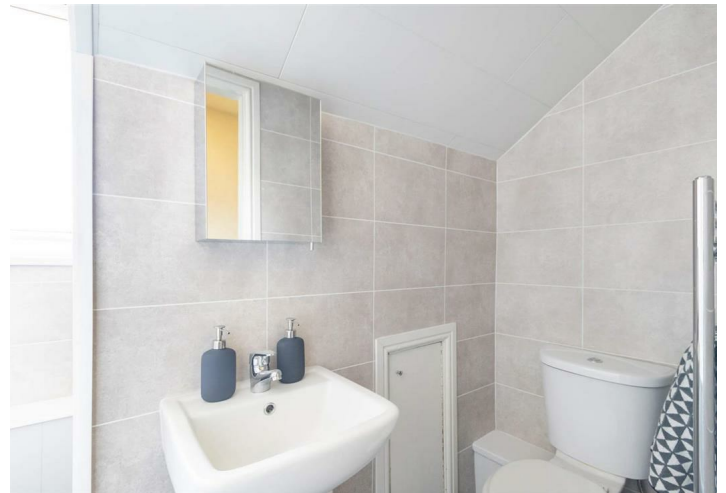
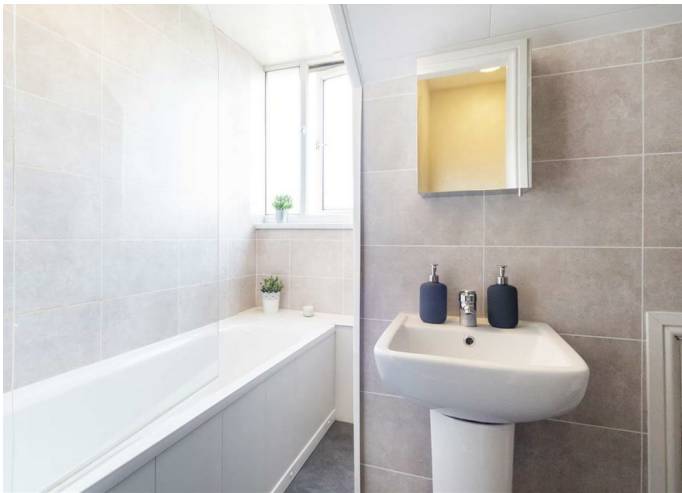
- INVESTMENT OPPORTUNITY
- 10.2% GROSS RETURNS
- 5 BED TERRACE, TWO BATHROOMS
- RECENT REDEC/REFURB
- SOLD AS SEEN
- POPULAR STUDENT LOCATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	62	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		84
	55	
England & Wales	EU Directive 2002/91/EC	



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- LET UNTIL SEPT 2021
- OPEN PLAN LIVING
- HMO LICENCE IN PLACE

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