

**Auction**

HMO in LS8

Sandhurst Avenue, Leeds, West Yorkshire,
LS8 3QT

£130,000

 Starting Bid

Tenure

Freehold

Property features

- ✓ Fully occupied five-bedroom HMO
- ✓ Annual income of £22,108
- ✓ Two communal reception rooms
- ✓ Sold with tenants in situ

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

Investment Opportunity - 5-Bedroom Tenanted HMO - £22,108 Annual Income

Sold as a tenanted investment property only

An excellent opportunity to acquire this fully occupied five-bedroom HMO, sold with tenants in situ and generating an annual income of £22,108. Sold subject to current tenancies. Set over four storeys, this end-terrace house offers spacious accommodation, ideally configured for HMO use.

The property includes:

- Five bedrooms, two of which benefit from private ensuite facilities
- A shared shower room serving the remaining three bedrooms
- Two communal reception rooms. - A fitted kitchen with ample storage and appliances
- On-street parking available

Key Details:

- Current Annual Income: £22,108 pa
- Tenure: Freehold
- EPC Rating: D
- Only available as an ongoing investment - sold subject to current tenancies.

HMO LICENCE Please note: the existing HMO licence is not transferable. The buyer will be required to apply for a new HMO licence with Leeds City Council upon completion of the sale to continue operating the property as an HMO.

MATERIAL INFORMATION Tenure: Freehold

Local Authority: Leeds

Council Tax: Band A

Council Tax Annual Price: £1,522

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,496 ft² / 139 m²

Mobile Coverage: EE, Vodafone, Three, O2

Broadband: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT, Sky, Virgin

Please note we have not inspected this property.

Price: Starting Bid £130,000

Property Type: HMO

Business Type: Residential Investments

Parking: None

Location

Harehills area of Leeds, West Yorkshire

Accommodation

- Five bedrooms, two of which benefit from private ensuite facilities
 - A shared shower room serving the remaining three bedrooms
 - Two communal reception rooms.
 - A fitted kitchen with ample storage and appliances
 - On-street parking available
-

EPC

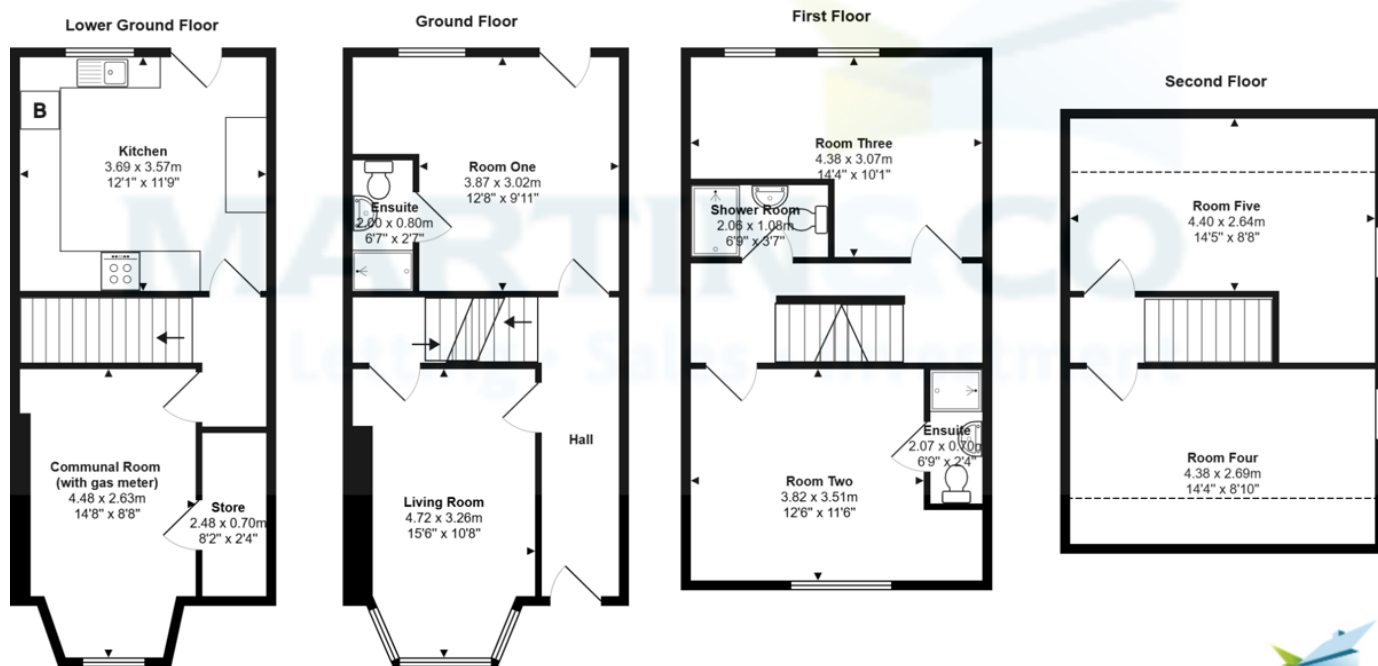
Rating D

Tenure

Freehold, title number WYK578083.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Sandhurst Avenue, Harehills, LS8 3QT

Total Area: 148.0 m² ... 1593 ft²



All measurements are approximate and for display purposes only

Sandhurst Avenue, Leeds, West Yorkshire, LS8 3QT

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
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