



# CROWN

## ESTATE AGENTS

### Burlington Road, Leeds



**£190,000**



6



6



1



71

Investment opportunity to convert this property into a 6 bedroom HMO with en-suite bathrooms in each room. This property comes with planning permission for this to be a 6 bedroom HMO, front and rear dormer's extensions and a certificate of lawfulness.

The HMO market within this area is buoyant and you should expect to achieve £600-£650pcm per room giving potential to out for £43,200 per year. Working to a £250,000 budget to include refurbishment, you should expect a net yield of approx. 17.28% (before costs).

Proposed layout once converted:

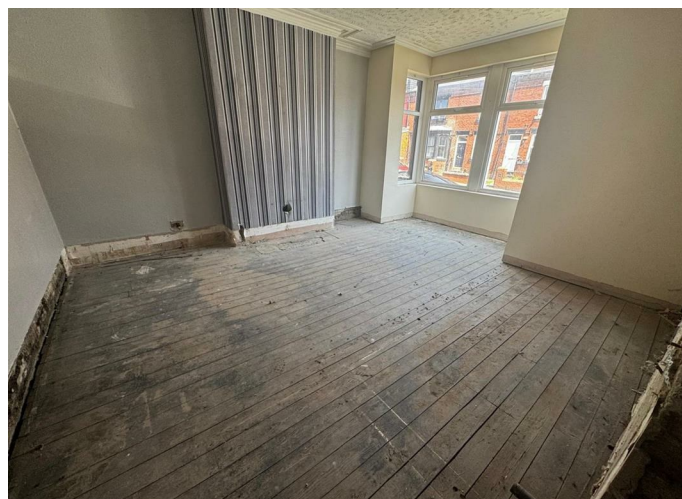
Basement: 1 x Bedroom & Lounge

Ground Floor: 1 x Bedroom, Communal Kitchen/Diner

First Floor: 2 x Bedrooms, 3 x Bathrooms

Second Floor: 2 x Bedrooms

Outside: Small flagged gardens to both front and rear



- Investment Opportunity
- Planning Permission in Place
- Certificate of Lawfulness in Place
- 6 Bedroom 6 Bathroom
- High Yield
- Great Buy to Let Area
- Cash Buyers Only
- EPC C

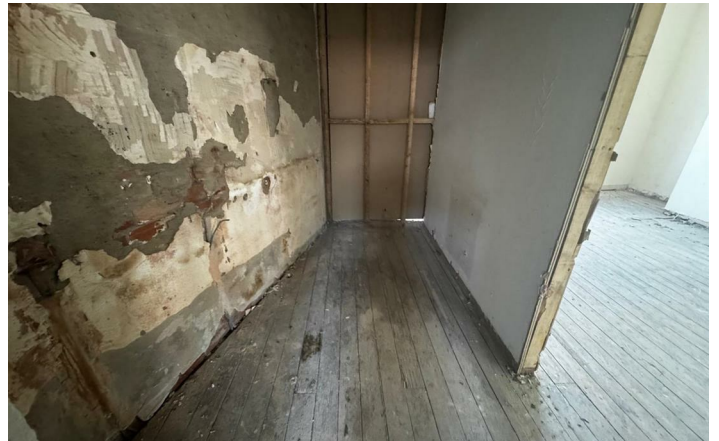
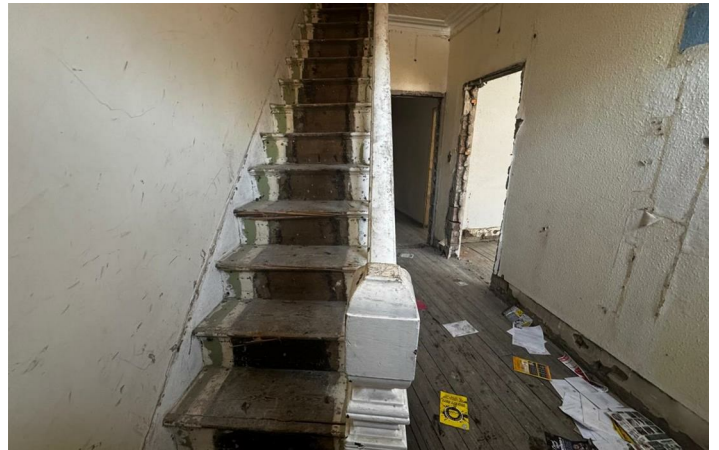
Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

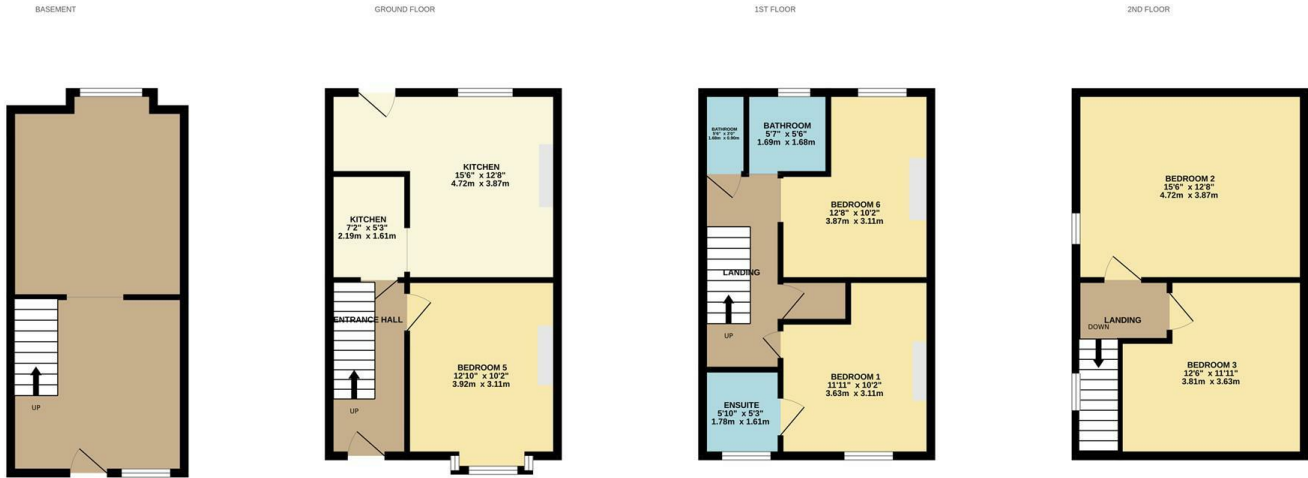




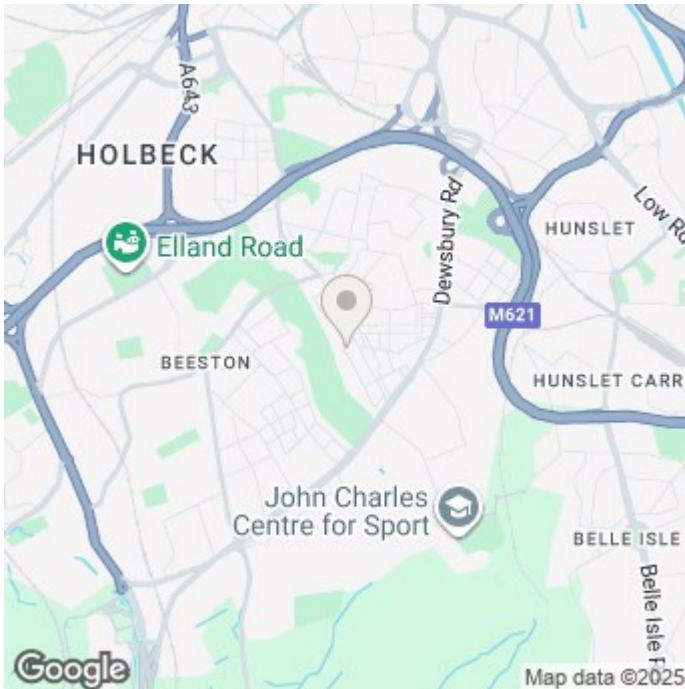





## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating


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

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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