



**Stoneacre**  
Properties



**Hollyshaw Lane, Leeds, LS15 7AG**

**£425,000**

**\*\*\*READY MADE INVESTMENT OPPORTUNITY \*\*\*** Stoneacre Properties are delighted to offer this rare opportunity to purchase a fully managed HMO in Leeds currently generating £33,120 rent pa. Some rents currently under review and due to be increased. A new landlord could potentially increase rents to generate approximately £40,500 rent pa. The tenants also pay their own utility costs. The property is located in a sought after location and offers easy access to all the amenities at Crossgates including shops and transport links. Fully HMO licenced property spread over three floors. Comprising: five bedrooms each have their own kitchenette and shower room. Large basement with potential for further development subject to planning permission. The property also comes with a terrace area to the front and rear. Parking to the side elevation. For further information please call a member of our team.

## Flat 1 Studio



Separate shower facilities.

## Flat 2

### Flat 3 Studio

Separate shower facilities.

### Flat 4 Studio

Separate shower facilities.

## Flat 5

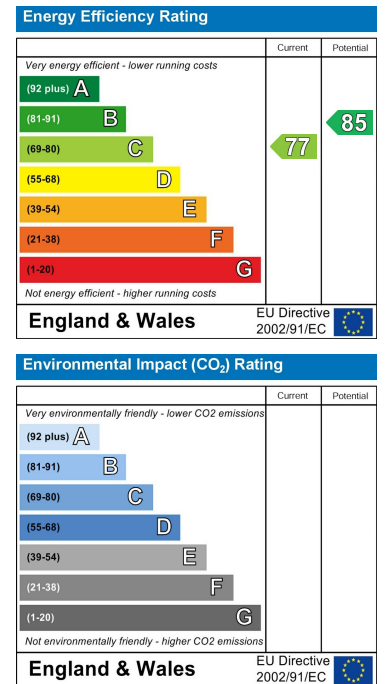


# Floor Plan

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

