

Delph Lane, Woodhouse,  
Leeds, LS6 2HQ  
Auction Guide Price: £400,000

dwell  
Estate & Letting Agents

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- **\*ATTENTION INVESTORS!\***
- Ideal investment opportunity
- Gross rent of £37,080 pa when fully rented
- EPC Rating - C
- Potential to add more value
- HMO licence until 2027
- Managed by Dwell
- Sought after location
- Auction terms to be agreed separately
- Sold Via Auction

## SUMMARY

**\*ATTENTION INVESTORS!\*** Selling via Auction is this substantial well managed seven-bedroom investment property situated in an increasingly sought-after area with convenient location for shops, Hyde park, universities and Leeds city centre. Currently generating an impressive £36,600pa, with further potential to add.

This seven bedroom property is fully let to professionals with management already in place making this an ideal turn-key investment that generates a very healthy income from day 1 of ownership.

## COMPRISING

Arranged over four floors, this is a hugely spacious through terrace with seven generous double bedrooms, two kitchens, two bathrooms, and a study room.

## GROUND FLOOR

### Lounge

A very spacious communal room with a bay window to the front elevation with space for three double sofas, and dining table/chairs.

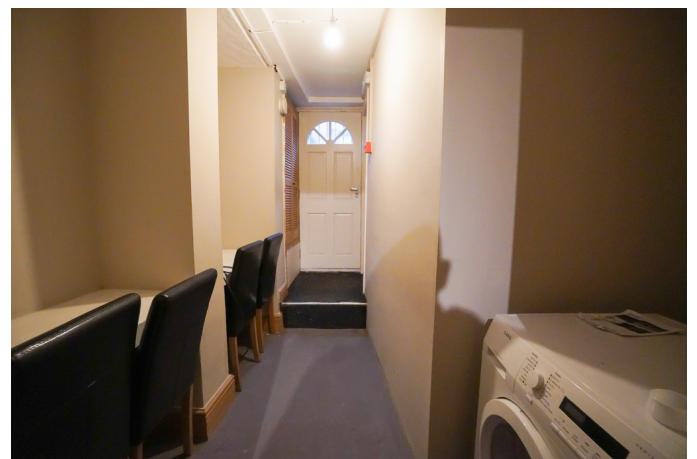
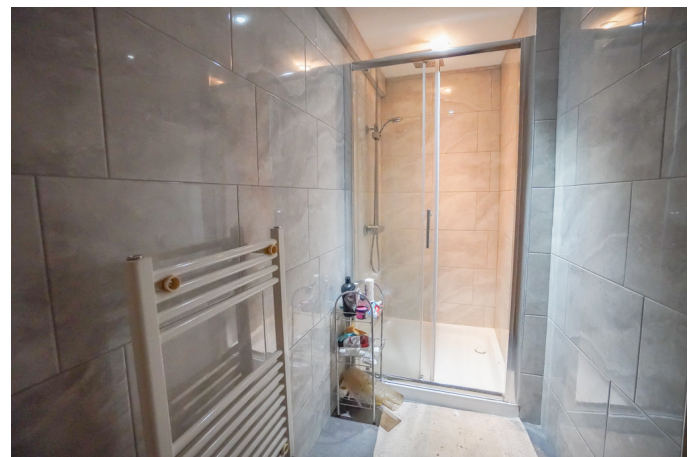
### Kitchen

Modern units, washing machine, free standing fridge freezer, cooker, sink and draining unit.

## LOWER GROUND FLOOR

### Bathroom

Shower enclosure, W/C and wash basin.





#### Room 1

Spacious double bedroom with window to the rear elevation and gas central radiator.

Periodic tenancy, rent of £415pcm.

#### Room 2

Spacious double bedroom with window to the front elevation.

Periodic tenancy, rent of £500pcm.

#### Room 3

Spacious double bedroom with window to the rear elevation.

Periodic tenancy, rent of £470pcm.



#### FIRST FLOOR

##### Kitchen

Washing machine, free standing fridge/freezer, cooker, sink and draining unit.

##### Bathroom

Bath with shower over, wash basin.

Separate WC

#### Room 4

Spacious double bedroom with window to the rear elevation.

Fixed term tenancy expiring January 2023, rent of £390pcm.

#### Room 5

Spacious double bedroom with window to the front elevation.

Periodic tenancy, rent of £450pcm



#### SECOND FLOOR

##### Washroom

W/C and sink.

#### Room 6

Spacious double bedroom with window to the rear elevation.

Fixed term tenancy expiring April 2023, rent of £425pcm.

#### Room 7

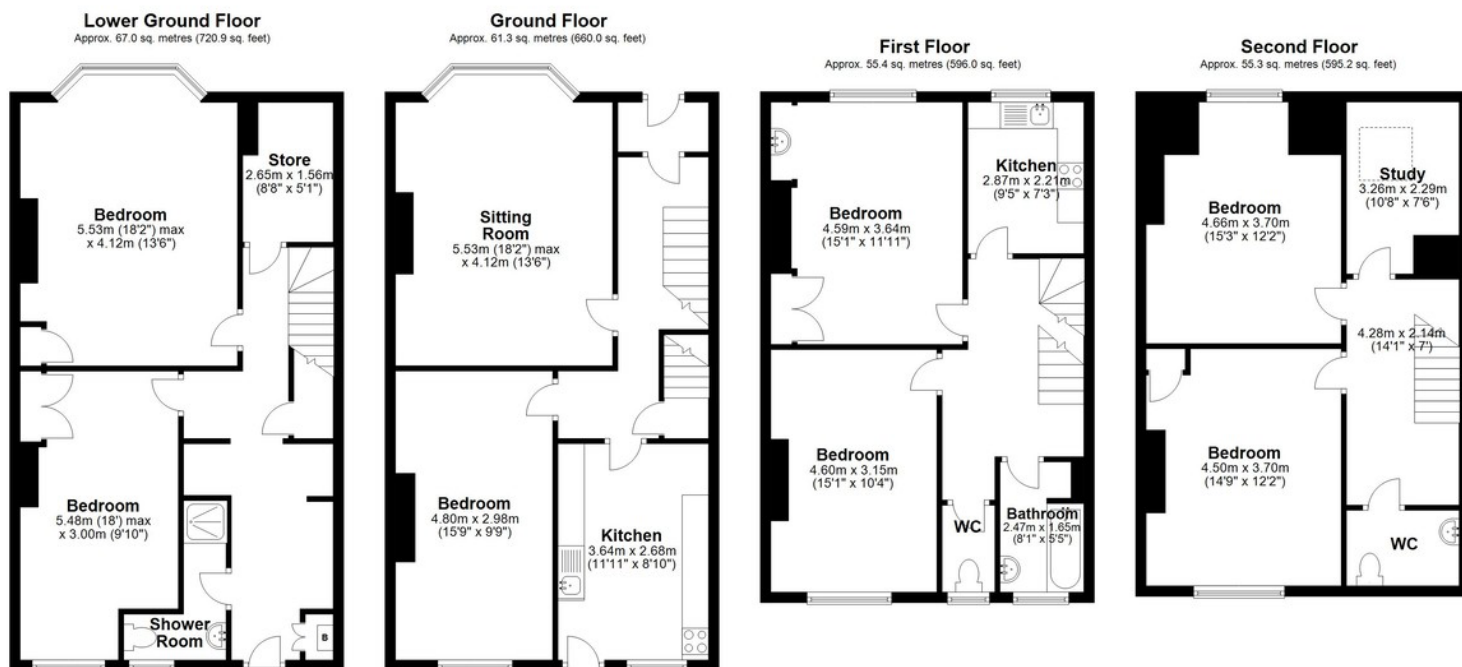
Spacious double bedroom with window to the front elevation.

Periodic tenancy, rent of £400pcm

##### Office



The property is managed by Dwell.



Total area: approx. 239.0 sq. metres (2572.1 sq. feet)

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             | 70   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Contact us about this property

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