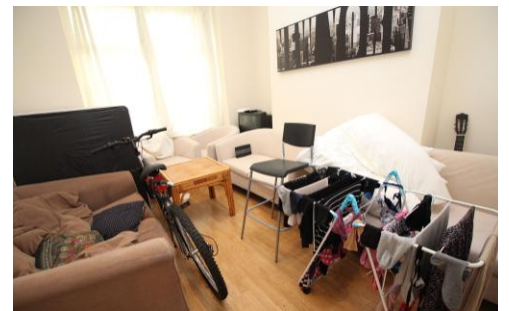




WATTS & CO
PROPERTY DONE PROPERLY



Glossop Street
Woodhouse, Leeds LS6 2LE

Asking Price Of £165,000

Property Features

- Through Terrace Property
- Six Bedroom HMO
- Fully Let At £18,720 Per Annum
- Fantastic Yield Of 11.12%
- Close To The University
- Woodhouse Location
- Ideal For An Investor
- Two House Bathrooms
- Dining Kitchen
- Living Room

Full Description

Watts & Co are pleased to welcome this SIX BEDROOM HMO in the popular area of WOODHOUSE. The property has a good size DINING KITCHEN, a living room, TWO HOUSE BATHROOMS including a separate WC and a YARD to the rear of the property. The property is CURRENTLY FULLY LET at £18,720 per annum giving this an ABSOLUTELY FANTASTIC YIELD of 11.12%. The property is located close to the UNIVERSITY and would make an IDEAL INVESTMENT. Early viewing is HIGHLY RECOMMENDED for INVESTORS!

ENTRANCE HALL

The entrance hall briefly comprises of; a door to the front of the property, an alarm, hardwired alarm system and stairs leading to the first floor.

LIVING ROOM

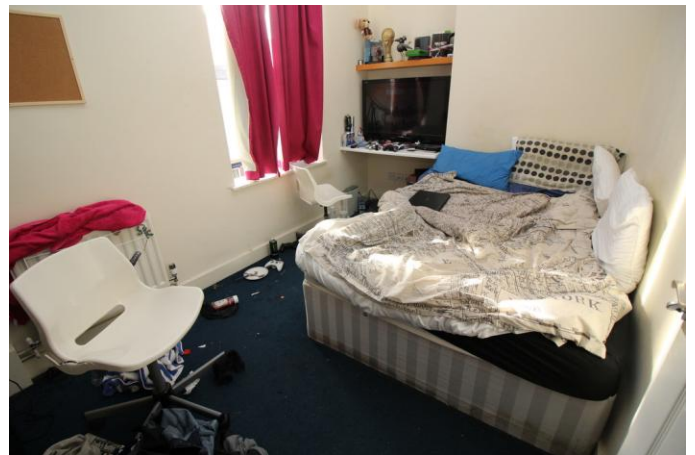
11' 7" x 10' 5" (3.54m x 3.19m)

The living room briefly comprises of; a double glazed window facing to the front of the property and a gas central heating radiator.

DINING KITCHEN

12' 10" x 10' 8" (3.93m x 3.26m)

The dining kitchen briefly comprises of; a fitted kitchen with a range of wall and base units and complimentary work surfaces, a stainless steel sink and drainer unit, under counter fridge and freezer, integrated electric oven and hob with cooker hood over, splash back tiling, space for an automatic washing machine, a cupboard housing the central



heating boiler, a gas central heating radiator, a double glazed window facing to the rear and a uPVC door leading to the rear yard.

LOWER GROUND FLOOR

BEDROOM ONE

7' 5" x 12' 6" (2.28m x 3.82m)

Bedroom one is located in the lower ground floor and briefly comprises of; a built in wardrobe, a double glazed window facing to the rear and a gas central heating radiator.

BATHROOM

8' 1" x 3' 6" (2.47m x 1.09m)

The bathroom on the lower ground floor briefly comprises of; a bath with mixer taps, wash hand basin, fully tiled and a gas central heating radiator.

BEDROOM TWO

7' 5" x 13' 5" (2.27m x 4.10m)

Bedroom two is located in the lower ground floor and briefly comprises of; a built in wardrobe, a double glazed window facing to the front and a gas central heating radiator.

LANDING

The landing has a double glazed window facing to the rear of the property and stairs leading from the ground floor to the first floor.

BEDROOM THREE

Bedroom three is located on the first floor and briefly comprises of; a built in wardrobe, a double glazed window facing to the rear and a gas central heating radiator.

Please note - we did not enter bedroom three at this time and the description may vary.

BEDROOM FOUR

7' 8" x 12' 2" (2.36m x 3.72m)

Bedroom four is located on the first floor and briefly comprises of; a built in wardrobe, a double glazed window facing to the front and a gas central heating radiator.



CLOAKROOM

The cloakroom briefly comprises of; WC, wash hand basin, gas central heating radiator and is fully tiled.

SHOWER ROOM

The shower room briefly comprises of; a shower cubicle, wash hand basin, WC, a gas central heating radiator and is fully tiled.

LANDING

The second floor lading has stairs leading from the first floor to the second floor.

BEDROOM FIVE

Bedroom five is located on the second floor and briefly comprises of; a built in wardrobe, a double glazed window facing to the front and a gas central heating radiator.
Please note - we did not enter bedroom five at this time and the description may vary.

BEDROOM SIX

10' 0" x 7' 3" (3.06m x 2.23m)
Bedroom six is located on the second floor and briefly comprises of; a built in wardrobe, a velux window facing to the rear and a gas central heating radiator.
Please note - This room has restricted height in some places.

TO THE OUTSIDE

To the rear there is a yard.

