

# Harold Road, LS6



PROPERTY ADDRESS  
43 Harold Road  
Leeds  
Yorkshire  
LS6 1PR

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 86        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 62                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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- FOUR BEDROOM INVESTMENT PROPERTY
- 8% YIELD
- £1450 PCM | £17,400 ANNUAL RENT
- OVER 10 YEARS' RENTAL HISTORY
- POPULAR HYDE PARK / BURLEY LOCATION

The property was previously let at £1,450 PCM, equivalent to £17,400 per annum, representing an attractive gross historic rental yield of approximately 8%. With a rental history spanning more than ten years, the property provides investors with the opportunity to acquire a proven rental asset within one of Leeds' most established letting locations.

Arranged over four levels, the property provides approximately 909 sq ft of accommodation and comprises a generous kitchen/reception room, four well-proportioned bedrooms and bathroom facilities. The accommodation extends from basement level through to the second floor, creating a practical layout particularly well suited to the rental market.

Internally, the property is neutrally presented throughout, with bright and well-proportioned bedrooms, several of which incorporate dedicated desk or study areas. The combination of four bedrooms, communal living accommodation and an established rental history makes this an attractive proposition for landlords looking to add to an existing portfolio.

Harold Road is situated between Hyde Park and Burley, an established and consistently popular rental location within Leeds. The area is particularly well placed for access to the city's universities, Leeds city centre and the extensive amenities of Hyde Park, Burley and nearby Headingley. Strong transport connections and proximity to major education and employment centres make the surrounding area particularly popular with students and young professionals.

With historic rental income of £17,400 per annum, an approximate 8% gross historic yield and more than a decade of rental history, the property represents an appealing opportunity.

