



HAREHILLS AVENUE,  
LEEDS, LS7 4EU  
Offers Over £255,000

4 Bedroom House  
EPC Rating: C

LINLEY &  
SIMPSON

The property has gas central heating and under floor throughout and the internal accommodation briefly comprises to the ground floor a large entrance hall, generous reception room, breakfast fitted kitchen with a range of fitted units, rear porch/utility room, access to the basement flat. To the first floor the landing leads into two double bedrooms and house bathroom. The second floor has a further two double bedrooms. The basement holds a self contained flat featuring a fitted kitchen, good sized lounge, bedroom and shower room. Externally, there is a garden to the front of the property and a yard to the rear. The property is HMO licensed until the 17th July 2020.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

With a double glazed entrance door with a window above. Access to the lounge, breakfast kitchen, utility room and rear porch. Staircase to the first floor with a spindle bannister.

#### LOUNGE 13'02" x 17'03" (4.02 x 5.26m)

With a bay window to the front and television point.

#### BREAKFAST KITCHEN 10'08" x 16'09" (3.26 x 5.10m)

Fitted with base and wall units with work surfaces over. 1.5 bowl sink unit with a single drainer sink. Built in electric oven, electric hob and extractor hood. Tiled walls and floor. Two built in storage cupboards and a window to the rear.

#### UTILITY/REAR PORCH

With access to the self contained basement flat. Space for a washing machine, tiled floor, combination boiler and a double glazed door to the rear.

### FIRST FLOOR LANDING

With access to two double bedrooms and house bathroom. Spindle staircase to the second floor.

#### BEDROOM ONE 10'09" x 16'09" (3.28 x 5.10m)

With a window to the rear and television point.

#### BEDROOM TWO 17'08" x 13'09" (5.38 x 4.20m)

With two double glazed windows to the front. Television point.

#### BATHROOM

A white three piece suite comprising a panelled bath with shower over, hand basin and low level W.C. Tiled walls, double glazed window to the rear and an extractor fan.

### SECOND FLOOR

With access to a further two double bedrooms.

#### BEDROOM THREE 10'09" x 13'03" (3.28 x 4.04m)

With a Velux window to the rear.

#### BEDROOM FOUR 16'0" x 13'09" (4.88 x 4.18m)

With a double glazed window to the front and a television point.

### OUTSIDE

#### FRONT GARDEN

With a gravelled area. Hedged, fenced and walled boundaries.

#### REAR YARD

With external access to the basement flat.

### LOWER GROUND FLOOR

#### BASEMENT FLAT

#### LOUNGE 10'08" X 16'09" (3.26 X 5.10M)

With a double glazed window to the rear and a television point.

#### KITCHEN

Fitted with base and wall units with a 1.5 bowl sink unit with single drainer sink. Built in electric oven and extractor hood. Tiled walls and floor. Double glazed door to the rear.

#### BEDROOM 13'02" X 16'07" (4.02 X 5.05M)

With a window to the rear and a television point.

#### SHOWER ROOM/W.C.

With a step in shower cubicle, hand basin and tiled floor. Low level W.C. tiled walls and extractor fan.

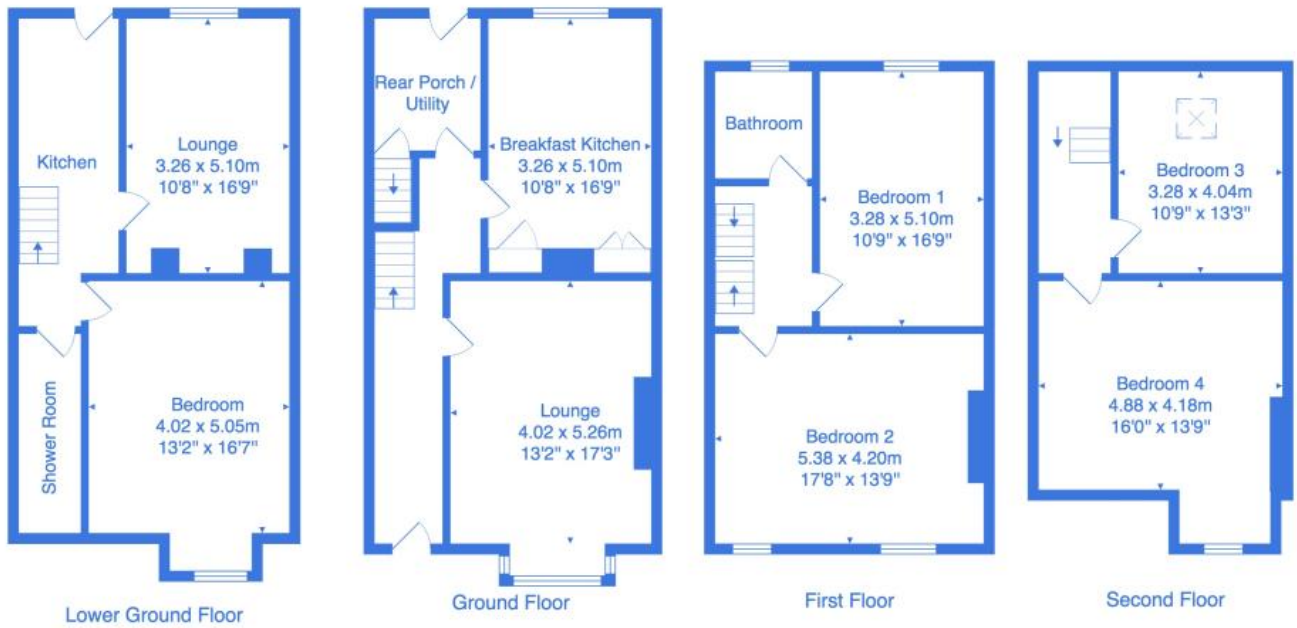
In our opinion, if the rooms were let out individually and we were to say that bills were approximately £400pcm then this would be an income of £1,815 - creating a gross yield of 8.54%.

Room 1	£375pcm
Room 2	£425pcm
Room 3	£320pcm NOW OCCUPIED
Room 4	£425pcm
Basement	£525pcm

Total: £2090pcm

HMO licence in place until 2020 however does not have "Article 4" and buyers are encouraged to make their own enquiries via their solicitor.





All measurements are approximate and for display purposes only.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <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		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-30) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	73	74	81
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.