HAPPY HOMES FOR THE MANY

HMO 114W.

PROPERTY DEAL SHEET LS11 8RA

4 **BEDROOM HMO, PROFESSIONAL TENANTS IN SITU, TURN KEY INVESTMENT. RENOVATED AND REFURBED TO A HIGH STANDARD.**

CURRENT MONTHLY RENT: **£1,995**
RENT PA: **£23,940**

MARKET VALUE: **£265,000**
OFF MARKET DEAL: **£230,000**

YIELD: 10%

5 YR MARKET VALUE: £307,000 (+£77,000)
5 YR RENT ACCUMULATION: £131,500

MASKILL ESTATES LIMITED

TURN KEY HMO.
114W. LEEDS.

DEAL SNAP SHOT

This property is a modern, fully converted HMO offering a turnkey investment with professional tenants already in situ. Recently refurbished to a high standard throughout, the house benefits from contemporary finishes, updated systems, and a layout designed for long-term occupancy and low turnover. The refurbishment ensures compliance with modern standards while maximising rental income.

AREA HIGHLIGHTS:

Located in Beeston (LS11), a high-demand rental area just minutes from Leeds city centre.
Popular with young professionals due to excellent transport links, local amenities, and affordability.
Strong capital growth prospects: Leeds has outperformed national averages over the past decade and is forecast to see 40–60% growth by 2035, supported by city-wide regeneration and continued inward investment.
Rising rental demand in LS11, particularly for quality shared accommodation, ensures strong yields and stable occupancy.

INVESTMENT POTENTIAL:

114 Wesley Street combines a modern HMO model with secure, long-term tenants in a market where both rental demand and property values are on the up. With Leeds forecast to continue outpacing national growth, this property represents a solid, income-producing asset with strong prospects for capital appreciation.

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TURN KEY HMO.
114W. LEEDS.

THE NUMBERS.

ASKING: £230,000
STAMP DUTY: £13,599
REFURB: £0
RENT MO: £1,995
RENT PA: £23,940
GROSS YIELD: 10%

INVESTMENT FORECAST.

MARKET VALUE TODAY:
£265,000
MARKET VALUE 5 YR:
307,000 @ 3% YOY
ACCUMULATED 5 YR RENTAL:
£131,500 @ 3% YOY

MASKILL ESTATES LIMITED

PROJECTED VALUE.

5-Year Investment Projection – 114 Wesley Street
Rental Growth (based on 3% YoY increases):
Year 1 (2025): £24,780 pa (baseline)
Year 2: £25,524 pa (+3%)
Year 3: £26,268 pa (+6% vs Yr 1)
Year 4: £27,060 pa (+9% vs Yr 1)
Year 5 (2030): £27,864 pa (+12.4% vs Yr 1)
Total rental uplift over 5 years: +£3,084 pa (~+12.4%)

Capital Growth (value today £265,000):
Conservative (3% YoY): ~£307,000 in 5 years (+15.9%)
Savills UK forecast (4.5% YoY): ~£330,000 in 5 years (+24.6%)
Leeds regional upper (5% YoY): ~£338,000 in 5 years (+27.**6%)**
Projected capital uplift: +£42,000 to £73,000

Rental income expected to rise ~12–13% over 5 years with steady 3% growth.
Capital value forecast to rise 16–28%, with Leeds likely to outperform the UK average.
Combined, the property offers strong income stability plus significant capital appreciation.

*The average asking rent for a double en-suite is £707pm within a 1.37mi radius
*The average asking rent for a double shared bath is £552pm within a 0.77mi radius

want to know more?

get in touch.

jodie@maskillestates.com
+44 (0) 77896 015 614