



HAPPY HOMES FOR THE MANY

HMO 86RR.

PROPERTY DEAL SHEET LS11 8EN

**3 BEDROOM ALL EN-SUITE HMO, PROFESSIONAL TENANTS
IN SITU, TURN KEY INVESTMENT. RENOVATED AND
REFURBED TO A HIGH STANDARD.**

**CURRENT MONTHLY RENT: £1,845
RENT PA: £22,140**

**MARKET VALUE: £245,000
OFF MARKET DEAL: £220,000**

YIELD: 9.5%

**5 YR MARKET VALUE: £284,000 (+£64,000)
5 YR RENT ACCUMULATION: £124,284**

MASKILL ESTATES LIMITED

TURN KEY HMO. 86RR. LEEDS.

DEAL SNAP SHOT

A modern, high-quality HMO conversion featuring three spacious en-suite rooms, each designed to meet professional tenant demand. The property has been refurbished throughout to a contemporary standard, with updated systems and finishes that ensure compliance, comfort, and long-term durability. With professional tenants already in situ, this property offers an immediate, stable rental income stream with low management risk.



AREA HIGHLIGHTS:

Situated in Middleton/Beeston (LS11), a strong rental hotspot with excellent access to Leeds city centre, White Rose shopping centre, and major transport routes.

Consistently high demand from working professionals and contractors seeking en-suite accommodation in well-managed shared homes.

Leeds continues to outperform the national market in both rental growth and capital appreciation, with forecasts suggesting 40–60% house price growth by 2035.

Ongoing regeneration and investment across South Leeds further strengthen long-term prospects.



INVESTMENT POTENTIAL:

86 Ring Road represents a turnkey, income-producing asset with en-suite accommodation—a premium feature in the HMO market. With secure tenants, modern finishes, and strong area demand, this property delivers reliable yields today while offering excellent potential for future capital growth.

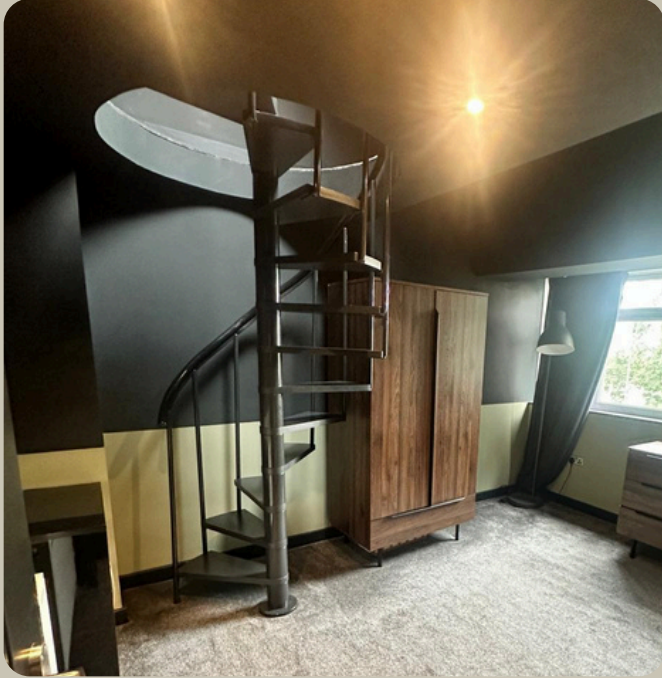


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***PLEASE NOTE: IT IS IMPORTANT TO CONDUCT YOUR OWN DUE DILIGENCE REGARDING ANY INVESTMENT**

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TURN KEY HMO. 86RR. LEEDS.



THE NUMBERS.

ASKING: £220,000

STAMP DUTY: £12,899

REFURB: £0

RENT MO: £1,845

RENT PA: £22,140

GROSS YIELD: 9.5%

INVESTMENT FORECAST.

MARKET VALUE TODAY:

£245,000

MARKET VALUE 5 YR:

284,000 @ 3% YOY

ACCUMULATED 5 YR

RENTAL:

£124,284 @ 3% YOY



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PROJECTED VALUE.

5-Year Investment Projection – 86 Ring Road

Rental Growth (based on 3% YoY increases):

Year 1 (2025): £23,400 pa (baseline)

Year 2: £24,102 pa (+3%)

Year 3: £24,828 pa (+6.1% vs Yr 1)

Year 4: £25,572 pa (+9.3% vs Yr 1)

Year 5 (2030): £26,340 pa (+12.6% vs Yr 1)

Total rental uplift over 5 years: +£2,940 pa (~+12.6%)

Capital Growth (value today £245,000):

Conservative (3% YoY): ~£284,000 in 5 years (+15.9%)

Savills UK forecast (4.5% YoY): ~£305,000 in 5 years (+24.6%)

Leeds regional upper (5% YoY): ~£313,000 in 5 years (+27.6%)

Projected capital uplift: +£39,000 to £68,000

Rental income expected to grow steadily by ~12–13% over 5 years.

Capital value projected to rise to £284k–£313k by 2030.

Combined uplift: ~£42k–£71k total return (rental uplift + capital growth).

Strong demand for modern en-suite HMOs in LS11 supports both yield stability and capital appreciation.

***The average asking rent for a double en-suite is £676pm within a 2.01mi radius**

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**want to
know more?**

get in touch.

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