

Case Study: Extensive transformation of underperforming HMO.

Our experience of the HMO rental market means we really understand what tenants are looking for. We offer honest advice on how to make the most of your investment in Leeds and can transform a property to maximize its rental potential, minimize void periods and create a viable investment. Our expert team provides hands-on project management to undertake any necessary works, from minor redecoration to full refurbishment.



**Hartley Grove,
4 Bedroom HMO in Woodhouse**

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This 4 bedroom HMO in a popular student location had been under-let for years on a room by room basis. We were given license to totally transform the property by creating a huge rear extension to provide a high quality communal open plan lounge and kitchen area, plus 4 double bedrooms and an addition of a new bathroom. We planned and project managed the entire refurbishment from start to finish.

Before the refurbishment, it was let to 3 tenants but following the refurbishment, we were able to attract 4 great tenants, significantly increasing the rental value by 126%. The sales value of the property also increased by 78%.

126%
INCREASE
in Rental
Value

78%
INCREASE
in Sales
Value

 **HOP**[®]



Works completed.

The key objective for this property was to completely open up and renovate the property to create a stunning high spec property that would generate excellent rental values.

We fully managed the extensive refurbishment process that included:

- ✓ Full 4m rear extension to create large open plan lounge and living area
- ✓ Relocation of Yorkshire Water sewage pipes
- ✓ Dug footings
- ✓ Removed chimneys all the way through the property
- ✓ New roof
- ✓ Installation of double glazed and Velux windows
- ✓ New doors front and back
- ✓ Brand new electrics, lighting, plumbing, central heating system
- ✓ Changed floor layout, so that large rear bedroom became 2 bathrooms
- ✓ Plastering and woodwork throughout
- ✓ New décor and carpets

Are you maximizing your investment?

The rental market in Leeds is highly competitive and we offer honest advice and expertise to make the most of your investment.

To discuss how we can help turn around an underperforming property, give our management team a call on 0113 467 1584 or email invest@hop-property.co.uk