

Case Study: Full refurbishment of 4 bed in Hyde Park.

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.



**Mayville Avenue,
4 Bedroom HMO in Hyde Park**

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We transformed this underperforming property in Hyde Park to create a gorgeous 4 bedroom property, attract new tenants and command better rents. Working closely to the Landlord's budget, we put together recommendations and ideas to improve the rental income and then project managed the entire process from start to finish.

Before the refurbishment, the poor-quality HMO suffered rental arrears and lengthy void periods, with rooms consistently unlet. On completion, the property was transformed and let to 4 fantastic tenants and enjoying a 127% increase in rental value and 43% in sales value.

127%
INCREASE
in Rental
Value

43%
INCREASE
in Sales
Value

 **HOP**[®]



Works completed.

The key objective for this property was to repurpose some of the rooms, turning a single bedroom that was hard to let into a much more practical and desirable third bathroom. It originally had 2 small kitchens, totally reconfigured to create an appealing large open plan kitchen. The refurbishment eradicated the damp and everything was redecorated. A full list of works included:

- ✓ Removal of chimney breast
- ✓ Changing ground floor bedroom into large open plan kitchen
- ✓ Turned one of the kitchens into a utility room
- ✓ New en-suite bedroom
- ✓ Roof works
- ✓ Damp proof membrane on lower ground rooms
- ✓ Converted single bedroom into 3rd bathroom
- ✓ Plastering and woodwork throughout
- ✓ New décor, furniture, blinds 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