UK PROPERTY RESEARCH

Roundhay & Harehills (LS8)

Leeds · Yorkshire and The Humber

PROPERTY INVESTMENT REPORT

Market evidence, rental economics, postcode-sector opportunities and due-diligence risks.

First prepared 1 November 2026

akweno.com

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A decision-focused expansion of the online report, using the same saved evidence.

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1. Investment overview

A concise reading of the return, growth and tenant-demand evidence for Roundhay & Harehills, with the limitations that matter when turning area data into a property decision.

MEDIAN SOLD PRICE	AVERAGE RENT	INDICATIVE GROSS YIELD
£270,000	**£1,145 pcm**	**5.6%**
LS8 latest period	Council-wide ONS rent	Before all costs

FIVE-YEAR GROWTH	LATEST SALES	PRIVATE RENTING
+25.6%	**471**	**25.2%**
District sold-price median	Jan 2025 - Dec 2025	Share of households

Executive interpretation

LS8 is not one uniform investment market. It includes higher-priced, owner-occupied, family-oriented neighbourhoods around Roundhay and Lidgett Park (LS8 1–2, about £359k), mid-priced, family-oriented areas around Gipton and Harehills Corner (LS8 3–4, about £256k) and lower-priced, renter-heavy, terraced housing around Harehills and Burmantofts (LS8 5, about £116k), so opportunities and risks differ markedly within a single postcode district. Lower prices largely reflect deprivation and crime rather than housing stock alone: in LS8 3–4 about 70% of households sit in England's most deprived 20% of neighbourhoods and in LS8 5 virtually every household sits in that most deprived 20% and recorded crime runs at about 1.7× the LS8 rate, whereas in LS8 1–2 most households are in England's least deprived 30% of neighbourhoods, with crime well below the district average (English Indices of Deprivation 2025; police.uk). The LS8 median sold price is £270k from 471 sales (+25.6% over five years). 25% of households rent privately, against 22% across Leeds. Leeds rents average £1,145 pcm with a 5.6% gross yield; this is council-wide, not LS8 specific.

INVESTMENT THESIS

LS8 3–4 merits screening as a middle ground between entry price and family rental demand. LS8 5 merits investigation for investors targeting higher gross yields, but that yield is largely the market pricing in deprivation and crime risk: underwrite condition, selective licensing, arrears, voids, insurance, management intensity and street-by-street safety, and expect slower resale. LS8 1–2 may appeal to investors who prefer established family neighbourhoods and accept a lower expected gross yield.

PRINCIPAL CAUTION

High gross yield is not the same as attractive net cash flow. Borrowing costs, repairs, property condition, licensing and stamp duty can materially alter the result.

How to read the headline return

The indicative gross yield is 5.6%. This sits in a middle range: rent may offset a meaningful share of finance and running costs, but net cash flow will depend heavily on leverage and expenses. The rent input is council-wide,

while the purchase-price input may be district-level, so treat this as a screening measure rather than a property forecast.

IMPORTANT

This report is general information, not financial advice or a valuation. District and council averages do not describe a specific property. Gross yield excludes finance, tax, voids, management, maintenance, insurance, service charges and transaction costs. Past price growth is not a forecast. Verify all figures, complete legal and physical due diligence, and consider personal financial and tax advice before acting.

2. Price and growth

District-level HM Land Registry evidence for LS8, including transaction volume, property-type medians and the difference between recent momentum and longer-term movement.

AKWENO READ

The median sold price changed +25.6% over five years, and the latest one-year move is +8.0%. Past price movement shows how demand has behaved; it is not a forecast. The latest period includes 471 sales, which gives the median a more useful evidence base.

MEDIAN	LOWER QUARTILE	UPPER QUARTILE
£270,000	£170,750	£420,500

1-YEAR CHANGE	5-YEAR CHANGE	10-YEAR CHANGE
+8.0%	+25.6%	+65.6%

By property type

TYPE	MEDIAN	SALES	5Y CHANGE
Detached	£572,500	56	+20.5%
Semi-detached	£345,050	209	+25.0%
Terraced	£175,000	121	+25.0%
Flat	£170,000	85	+30.8%

Semi-detached homes were the most frequently traded type in the latest period (209 sales), a useful liquidity signal. Flat homes had the lowest median entry point at £170,000. Liquidity and affordability are screening clues, not substitutes for condition, tenure and street-level checks.

3. Rental market

The council-level rent series behind the report's indicative yield, with the distinction between gross income and the cash flow an investor ultimately keeps.

RENTAL INTERPRETATION

Leeds rents average £1,145 per month. ONS rents changed +4.2% over the latest year. These are council-level averages: achievable rent can vary materially by street, condition, bedroom count and property type.

YIELD INTERPRETATION

The indicative gross yield is 5.6%. This sits in a middle range: rent may offset a meaningful share of finance and running costs, but net cash flow will depend heavily on leverage and expenses. The rent input is council-wide, while the purchase-price input may be district-level, so treat this as a screening measure rather than a property forecast.

Rent and yield by property type

TYPE	AVERAGE PRICE	MONTHLY RENT	GROSS YIELD
Detached	£449,768	£1,507 pcm	4.0%
Semi-detached	£269,544	£1,226 pcm	5.5%
Terraced	£205,530	£1,157 pcm	6.8%
Flat	£151,317	£905 pcm	7.2%

Rent by bedroom count

HOME	AVERAGE MONTHLY RENT
1 bed	£782 pcm
2 bed	£975 pcm
3 bed	£1,138 pcm
4+ bed	£1,690 pcm

From gross yield to investable cash flow

- Model mortgage interest and fees using your actual loan structure and stress-test a higher rate.
- Allow for letting and management, repairs, compliance, insurance, voids and non-recoverable service charges.
- Check lease length, ground rent and service-charge history for flats; these can materially alter the effective yield.

- Use achieved local rents for comparable homes, not the highest advertised asking rent.

4. Best postcode-sector pockets

A within-district screen that ranks sectors on entry price, indicative yield, sales liquidity, five-year growth and rental-market evidence. It is designed to narrow the search, not choose a property.

HOW THE RANKING WORKS

5 sectors with at least 10 latest-period sales were compared. Yield is indicative because the same council-wide average rent is divided by each sector's median sale price. Scores are relative within LS8, not comparable with other districts.

RANK / SECTOR	MEDIAN	INDIC. YIELD	5Y	SALES
1. Harehills · LS8 5	£115,638	11.9%	+49.2%	48
2. Gipton · LS8 3	£230,000	6.0%	+57.8%	97
3. Harehills Corner · LS8 4	£300,000	4.6%	+38.2%	57
4. Roundhay · LS8 1	£355,050	3.9%	+18.4%	137
5. Roundhay · LS8 2	£362,500	3.8%	+27.2%	132

1. Harehills · LS8 5

- Evidence: 61% below the typical sector entry price
- Evidence: Indicative yield 11.9%, 7.3 points above the typical sector
- Evidence: Five-year price growth 49.2%, ahead of the district's typical sector
- Evidence: 47% of homes are privately rented
- Check: 100% of households are in the nation's most deprived 20% of neighbourhoods
- Check: The sector's deprivation profile is in decile 1, where 1 is the most deprived
- Check: Recorded crime is materially above the district rate

2. Gipton · LS8 3

- Evidence: 23% below the typical sector entry price
- Evidence: Indicative yield 6.0%, 1.4 points above the typical sector
- Evidence: Five-year price growth 57.8%, ahead of the district's typical sector
- Check: 87% of households are in the nation's most deprived 20% of neighbourhoods
- Check: The sector's deprivation profile is in decile 2, where 1 is the most deprived

3. Harehills Corner · LS8 4

- Evidence: 33% of homes are privately rented
- Check: The sector's deprivation profile is in decile 3, where 1 is the most deprived

4. Roundhay · LS8 1

- Evidence: Balanced entry price, growth and rental-market evidence within this district

5. Roundhay · LS8 2

- Evidence: Balanced entry price, growth and rental-market evidence within this district

5. People and housing

The demographic and tenure profile that helps frame likely tenant demand, household needs and the depth of the local owner-occupier market.

DEMAND INTERPRETATION

25% of households rent privately versus 22% across Leeds; 37% of households include children; students make up 10% of residents. These measures help indicate the likely tenant base, but they do not establish demand for a particular property.

MEASURE	LS8	LEEDS	GB
Population	52,138	811,964	65,038,031
Mean age	35.5	38.3	40.8
Private renting	25.2%	21.8%	19.6%
Owner occupied	56.3%	57.6%	62.6%
Unemployment	8.1%	6.7%	5.6%
Mean household income	£52,180	£50,422	£55,257

Property selection implications

Semi-detached homes were the most frequently traded type in the latest period (209 sales), a useful liquidity signal. Flat homes had the lowest median entry point at £170,000. Liquidity and affordability are screening clues, not substitutes for condition, tenure and street-level checks.

- Match bedroom count and layout to the dominant tenant profile rather than relying on an area-wide rent average.
- Prioritise properties with broad resale appeal where transaction evidence shows dependable liquidity.
- Verify licensing, minimum standards and local planning constraints before committing to a rental strategy.

6. Neighbourhood fundamentals

Parks, transport and schools can support tenant retention and owner-occupier demand, but the value of each feature depends on the exact address and intended tenant.

NEIGHBOURHOOD READ

Access to a park within 300 metres is below the council benchmark; bus-stop provision is below the council benchmark; recorded crime is close to the council rate. Benchmark differences can help focus due diligence, but district averages can conceal substantial street-level variation.

SCHOOLS	BUS STOPS	RAIL STATIONS
11	**142**	**0**
State-funded listed	Within district	Within district

PARK DISTANCE	PARK WITHIN 300M	AREA CHARACTER
690 m	**16.3%**	**Urban**
Built-up postcode average	Share of postcodes	ONS classification

Questions for an inspection

- Walk the route to the station or bus stop at the time a tenant would use it.
- Check school admissions and catchment evidence directly; a nearby school does not guarantee access.
- Visit during daytime and evening, noting traffic, parking, noise and the condition of adjoining homes.

7. Flood, crime and downside risk

Area-level risk indicators that should shape deeper checks, insurance assumptions and the margin of safety in the purchase price.

RISK INTERPRETATION

18.3% of assessed postcodes are in the high-risk band; recorded crime is 109 incidents per 1,000 residents. Area-level evidence should trigger property-specific checks: obtain the flood report, insurance terms, title and searches for the exact address, and review recent street-level crime patterns.

HIGH-RISK POSTCODES	RIVER/SEA EXPOSURE	CRIME RATE
18.3%	**40**	**109 / 1,000**
England source coverage	Homes, high or medium	Sept 2025 – Aug 2026

COUNCIL CRIME	NEW-BUILD SALES	LEASEHOLD SALES
118 / 1,000	**1.1%**	**17.8%**
	Latest district sales	Latest district sales

Address-level due diligence

- Obtain lender-acceptable flood searches and an insurance quote for the exact address before exchange.
- Review title, tenure, restrictive covenants, planned works and service-charge accounts with a conveyancer.
- Commission an appropriate survey and cost urgent defects before setting the maximum offer.
- Check comparable sold prices on the same street and separate condition differences from genuine market value.

8. Sources, method and next steps

Where the evidence comes from, what it can and cannot show, and a practical path from postcode research to a property-level decision.

Suggested next steps

- Shortlist two or three sectors, then compare live listings and recent like-for-like sales within each one.
- Build a scenario with conservative rent, a void allowance, all recurring costs and a rate stress test.
- Ask local agents for achieved rents, tenant profile, letting times and streets they would avoid—and verify the answers independently.
- Only then compare specific properties on net cash flow, condition, legal constraints and resale appeal.

Sources

ONS Census 2021; ONS household income and private rents; HM Land Registry UK House Price Index and Price Paid Data; Environment Agency; police.uk; Department for Education and Welsh and Scottish Government school lists; ONS parks access; Department for Transport NaPTAN. Contains public sector information licensed under the Open Government Licence v3.0.

Coverage and method

Price Paid medians are based on recorded transactions for the postcode district and may move when the mix of homes sold changes. Rent and headline yield use council-level ONS rent evidence. Postcode-sector rankings require at least 10 sales and compare only sectors inside this district. Flood coverage is England-specific; crime coverage is England and Wales; some measures are unavailable for Scotland or Wales.

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