

# Buyers



BUYERS



LANDLORDS



RENTERS



SELLERS

🏠 8 Garden Lane, Chester, CH1 4EN

🌐 [www.ladelfaestates.com](http://www.ladelfaestates.com)

✉ [info@ladelfaestates.com](mailto:info@ladelfaestates.com)

☎ 01244 848 444

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## Properties for sale

At LaDelfa Estates, we understand that finding your perfect home can be a daunting and time-consuming process. That's why we offer a tailored property search service that's designed to match your individual requirements. Once you let us know what you're looking for, we'll work closely with you to understand your needs and preferences.

## Variety of properties

We work with a wide range of people and their properties throughout Chester and the surrounding areas. It means we have access to an amazing selection of properties, including those that have either just come on to the market, or the 'silent market' where people are just considering listing - so you can get a headstart on the competition.



## Browse online

We endeavour to list the most recent properties on our website, and on the various property portals (such as Rightmove and Zoopla) However, speak to us directly to get access to all of our available properties. Our friendly and experienced team will be happy to discuss your requirements and provide you with details of any properties that match your criteria, including those that may not be listed online.

## The information you need

We believe that our personal approach to property listings sets us apart from other estate agents. We'll work closely with you to understand your specific requirements, and we'll provide you with a range of property options that meet your needs.

As well as the personal experience of our people, we also collate a range of additional information about our property listings, from local restaurants and transport links, to schools and other amenities. We'll save you time by telling you what you need to know.



## HMO expertise

If you are a buyer looking to invest in property, HMOs (houses in multiple occupation) and professional lettings may be worth considering. These types of properties can offer higher rental yields and more stable tenancies compared to traditional buy-to-let properties.

HMO properties are properties that are rented out to three or more people from different households who share common facilities like a kitchen or bathroom. While there are strict regulations to comply with, including fire safety and room sizes, the potential rental yields can be significant. HMOs are particularly popular with students and young professionals, and as such, they can offer a reliable source of rental income over the long term.

Professional lettings are another option that can offer stable tenancies, as they are typically rented out to working professionals on a single tenancy agreement. These properties are often in high demand in city centres or areas close to major employment hubs, and as such, can offer reliable rental yields.