



£450,000 Region



- Modern, stylishly presented terrace
- Six bedrooms
- Three shower rooms w/c's
- Let until 30th June 2025
- Gross rent £35,880 p/a ex bills
- Prime Hyde Park location



A STUNNING SIX BEDROOMED MID TERRACE WITH THREE SHOWER ROOMS LET UNTIL SUMMER 2025 SITUATED IN THIS PRIME LOCATION IN CENTRAL HYDE PARK, A FEW MINUTES WALK TO LOCAL SHOPS, THE RECENTLY REFURBISHED HYDE PARK PICTURE HOUSE AND WITHIN EASY REACH OF THE UNIVERSITIES AND LEEDS CITY CENTRE.

The well-presented and managed property is currently let until 30th June 2024 at £43,175 p/a including bills and re-let until 30th June 2025 at £43,800 including bills (£35,880 p/a net), representing a yield of circa 8%.

Providing well planned modern and stylish accommodation, briefly comprising an entrance hall, bedroom, shower room w/c and a dining kitchen on the ground floor, two lower ground floor bedrooms and a shower room w/c, a first floor bedroom and a lounge with two further bedrooms on the top floor sharing a 'Jack & Jill' shower room w/c. Externally there is a small frontage, a yard to the rear and ample on street parking.

The seller has a HMO Licence until 13th June 2027.

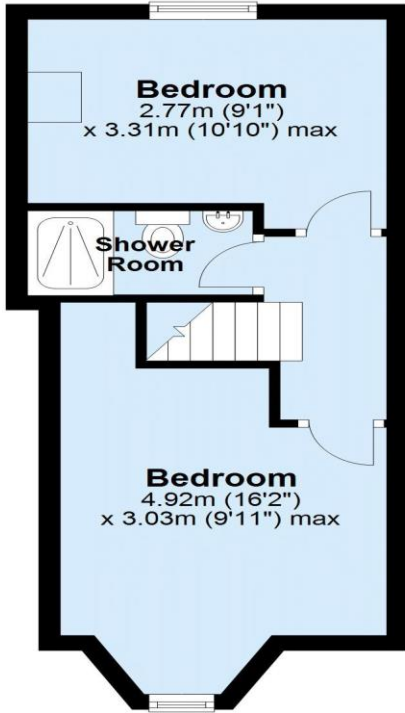
The sale is subject to the successful buyer retaining the current lettings management agent, Beyond Lettings, until at least the remainder of the existing tenancies.





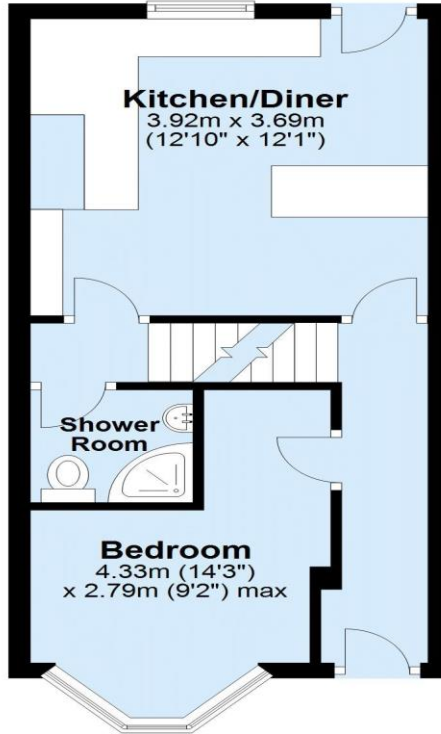
Lower Ground Floor

Approx. 26.7 sq. metres (287.1 sq. feet)



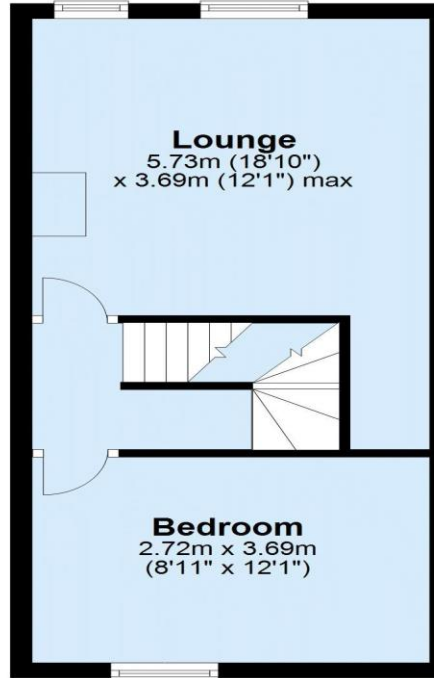
Ground Floor

Approx. 24.5 sq. metres (263.7 sq. feet)



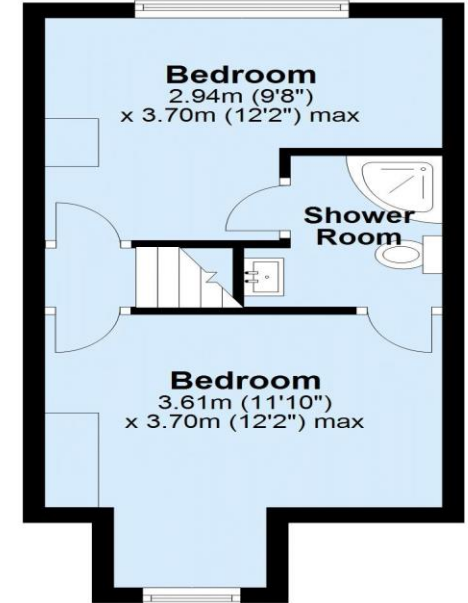
First Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



Second Floor

Approx. 25.4 sq. metres (273.6 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Tenure
Freehold

Council Tax Band
B

Possession
Subject to existing tenancy

Point to note
Photos Taken Pre-tenancy

Offer procedure
If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Viewings
All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Appliances/Services
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Management Clause
If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

Houses in Multiple Occupation (HMO)
This property is in an Article 4 direction area which relates to Houses in Multiple Occupation (HMO's). Please see the Leeds City Council website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.



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