

Castlehill

Estate & Letting Agents

22, Welton Mount, Leeds
LS6 1ET



£479,950 Region



- Deceptively spacious mid terrace
- Seven bedrooms
- Prime Hyde Park location
- Let until 30th June 2026
- Gross rent £45,864 p/a ex bills - Over 9.5% yield!!
- Close to universities & city centre



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Your Sales
and Lettings
Specialist in
North Leeds

RE-LET UNTIL JUNE 30th 2026! GROSS RENT £54,964 p/a inc bills (WE UNDERSTAND THIS IS £45,864 p/a ex bills) REPRESENTING A YIELD OF OVER 9.5%!! A DECEPTIVELY SPACIOUS AND WELL PLANNED SEVEN BEDROOMED HMO LET @ £51,688 INC BILLS UNTIL 30th JUNE 2025 SITUATED IN THIS PRIME LOCATION IN HYDE PARK, A SHORT WALK TO LOCAL SHOPS, THE NEWLY REFURBISHED HYDE PARK PICTUREHOUSE, THE LOVELY OPEN SPACES OF HYDE PARK AND WITHIN EASY REACH OF THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.

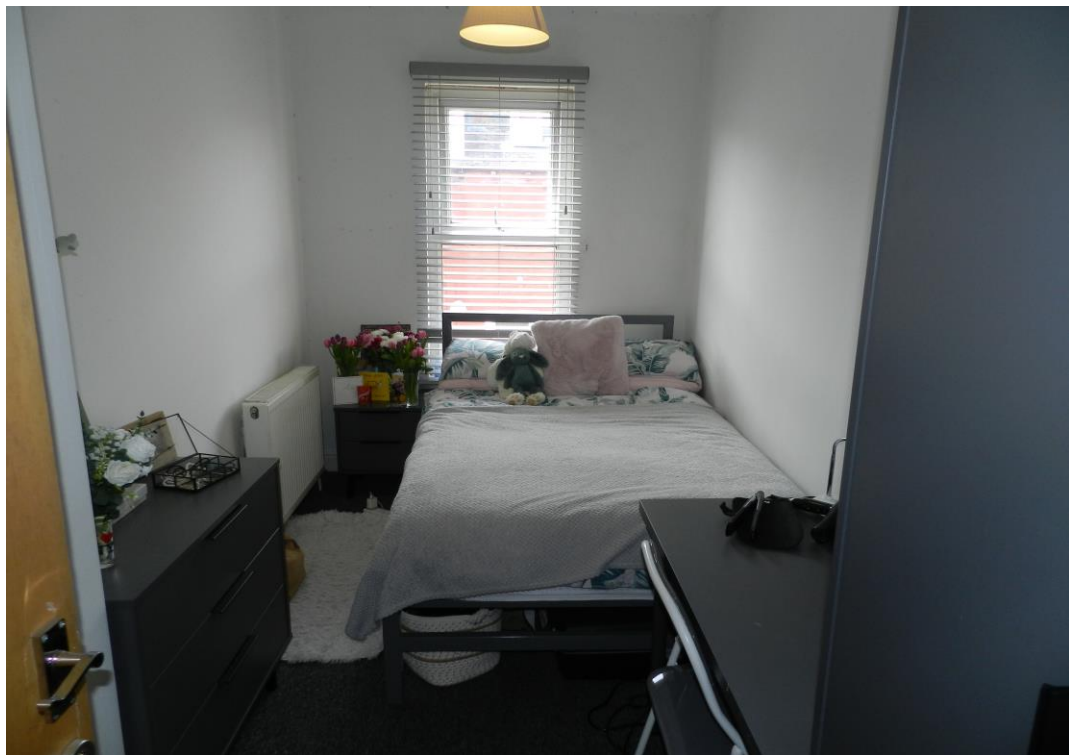
The property is currently let until 30th June 2025 at an attractive rent of £51,688 p/a including bills (£42,588 p/a net of bills). The well presented accommodation comprises an entrance hall leading an impressive open plan lounge and modern dining kitchen, two lower ground floor bedrooms, three first floor bedrooms and two shower room w/c's and two further bedrooms on the top floor.

The property is street lined to the front with a yard to the rear. There is ample on street parking.

The seller has a HMO Licence until 13th June 2027 and the property also has a lawful use certificate for Sui Generis HMO use. The sale is subject to the successful buyer retaining the current lettings management agent, Springwell Properties until at least the remainder of the existing tenancy agreements.









Tenure Freehold

Council Tax Band C

Possession Subject to existing tenancy agreement

Viewings

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

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.

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

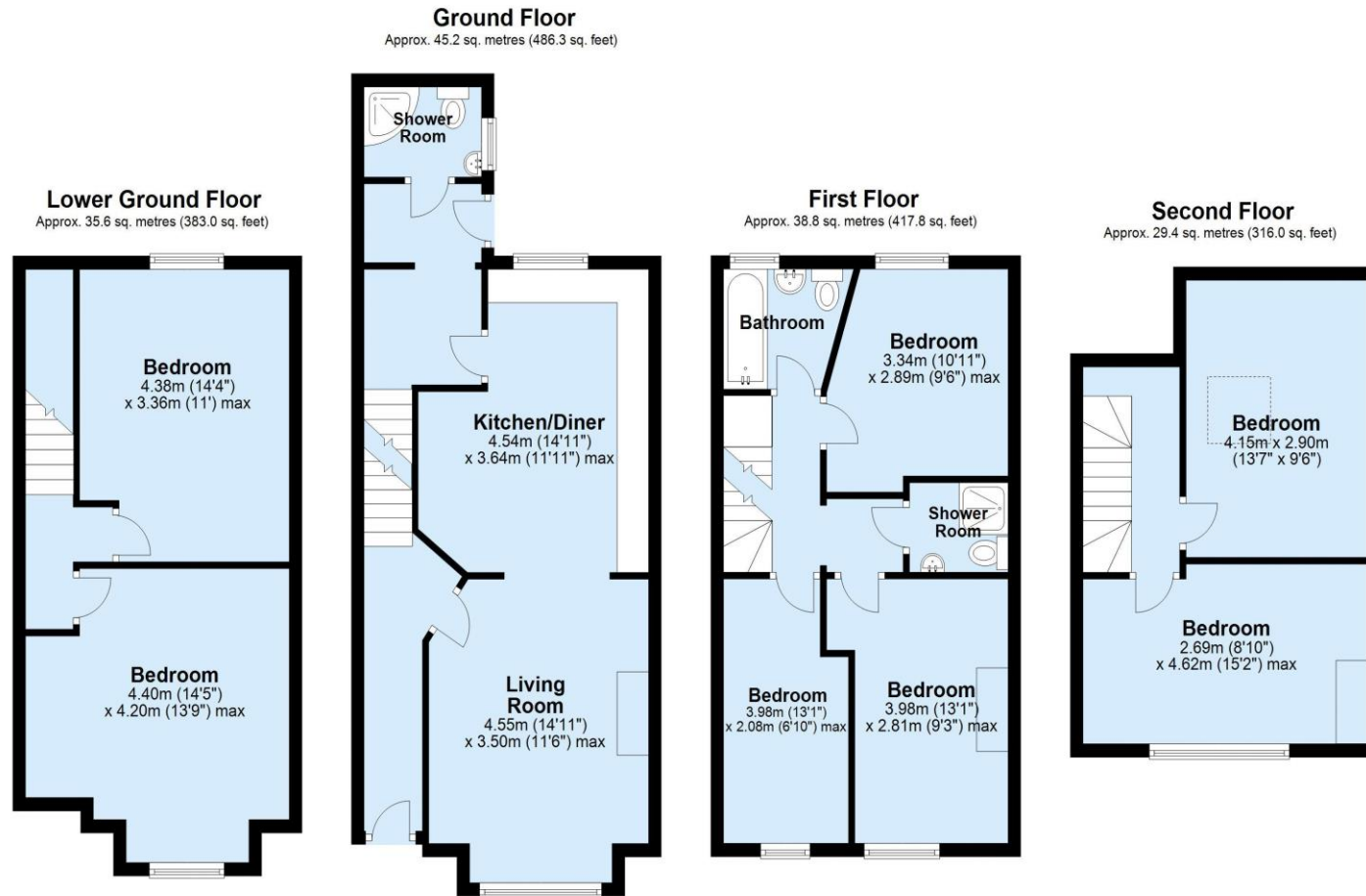
If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

House in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](https://www.leeds.gov.uk/city-council) website for more information.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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.