



£575,000 Region



- Very substantial terrace
- Attractive leafy location
- Close to Hyde Park & universities
- Eight bedrooms with further potential
- Let until 30th June 2025
- Gross rent £47,971 p/a ex bills



A SUBSTANTIAL AND VERY SPACIOUS EIGHT BEDROOMED TERRACE SITUATED ON THIS LEAFY STREET IN A CONSERVATION AREA IN A PRIME & VERY CONVENIENT LETTING LOCATION, WITHIN EASY WALKING DISTANCE TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, THE LOVELY OPEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE.

The generously proportioned accommodation comprises an entrance hall and three bedrooms (one with an en-suite w/c) on the ground floor, a kitchen and lounge on the lower ground floor, three bedrooms and two shower room w/c's on the first floor and two additional bedrooms on the top floor.

There is also an additional sizeable unused basement chamber offering excellent potential to improve/enlarge the layout if preferred or possibly convert the lower ground floor into a self-contained flat, subject to relevant consents. The size of the bedrooms would also lend themselves to adding en-suite facilities, also subject to relevant consents.

The property is let until 30th June 2025 at £47,971.12 p/a excluding bills representing a yield of circa 8.35%! The seller has a HMO Licence until 13th August 2027 and there is no lettings management tie in, allowing buyers to self manage or appoint their preferred agent.

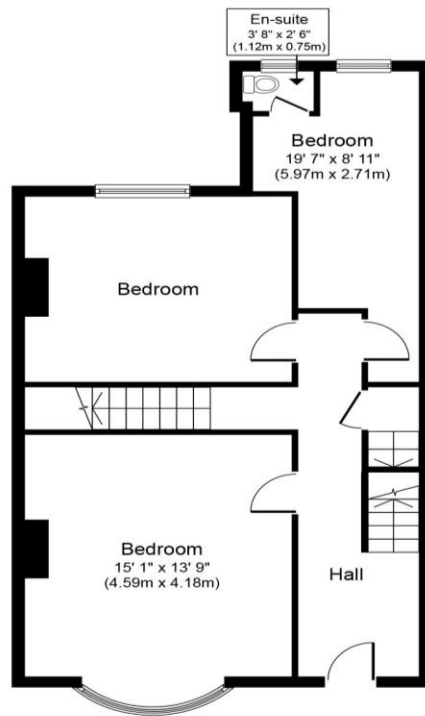
The property has permission to be used as House in Multiple Occupation (HMO).







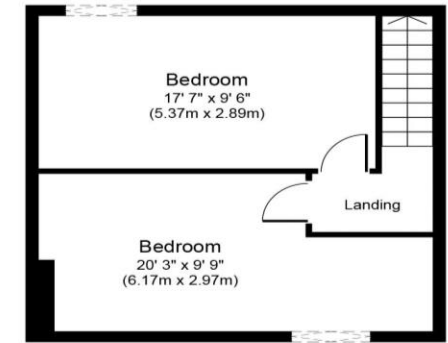
Basement
Approximate Floor Area
457 sq. ft.
(42.5 sq. m.)



Ground Floor
Approximate Floor Area
684 sq. ft.
(63.6 sq. m.)



First Floor
Approximate Floor Area
647 sq. ft.
(60.1 sq. m.)



Second Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com

Tenure Freehold
Council Tax Band D
Possession Subject to existing tenancy agreement
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		
69-80	C		72 C
55-68	D	63 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.

