

Castlehill

Estate & Letting Agents

49 Thornville Road, Leeds
LS6 1JY

£335,000 Region



- Elevated HMO terrace
- Five double bedrooms
- Popular Hyde Park location
- Close to shops & train station
- Let until 30th June 2026
- Gross rent £28,600 p/a ex bills



NOW RE-LET UNTIL 30th JUNE 2027!! GROSS RENT £29,120 p/a excluding bills

AN ELEVATED FIVE DOUBLE BEDROOMED MID-TERRACE HMO SITUATED IN THIS POPULAR AND VERY CONVENIENT LOCATION, CLOSE TO LOCAL SHOPS, BURLEY PARK TRAIN STATION, THE HYDE PARK PICTURE HOUSE, THE EXTENSIVE AMENITIES IN HEADINGLEY AND WITHIN EASY REACH OF LEEDS CITY CENTRE AND THE UNIVERSITIES.

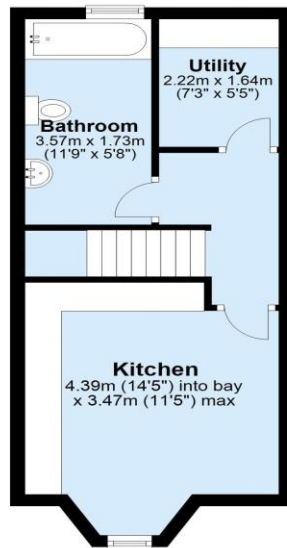
The well-managed accommodation comprises an entrance hall, a bedroom and lounge on the ground floor, a lower ground floor kitchen, a spacious bathroom w/c and a small utility room, two first-floor bedrooms and a shower room w/c and two further bedrooms on the top floor both with dormer windows. Each bedroom has a good range of built-in furniture and wood laminate flooring to most rooms. Externally there is a small front garden, a yard to the rear, and ample on-street parking.

The property is currently let until 30th June 2026 at £28,600 p/a excluding bills and re-let from the 1st July 2026 to 30th June 2027 at £29,120 p/a excluding bills. The seller has a HMO Licence until 8th September 2029. The property also has the benefit of a C4 lawful use certificate and the sale is not subject to any lettings management tie-in, allowing buyers the opportunity to self-manage or appoint their preferred agent. There is however a 6% plus vat let fee associated to the 26/27 tenancy agreement, which prospective buyers should take into account when making their offer.

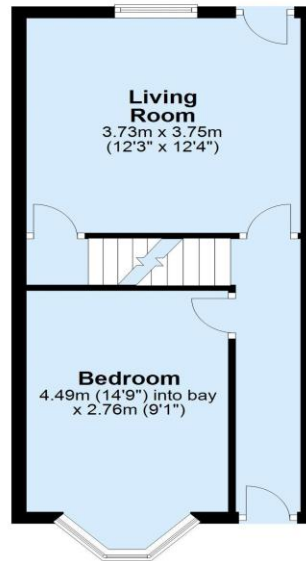




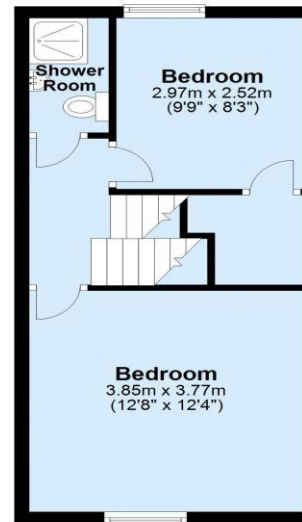
Lower Ground Floor
Approx. 29.5 sq. metres (317.7 sq. feet)



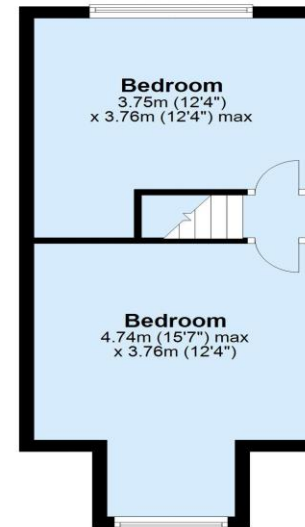
Ground Floor
Approx. 32.3 sq. metres (347.7 sq. feet)



First Floor
Approx. 32.3 sq. metres (347.6 sq. feet)



Second Floor
Approx. 29.7 sq. metres (320.1 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

Sold 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](https://www.leeds.gov.uk/council/city-council/city-council-website) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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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