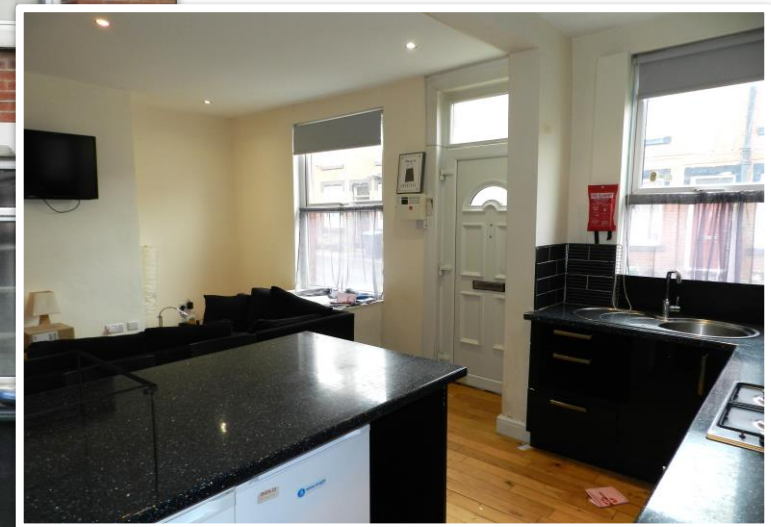




£240,000 Region



- Three bedrooms, three bath/shower rooms
- End back to back
- Let until 30th June 2025
- Gross rent £18,720 p/a ex bills
- Open plan lounge & kitchen
- Popular Hyde Park location



A SPACIOUS THREE BEDROOM, THREE BATH/SHOWER ROOM END BACK TO BACK TERRACE IN A POPULAR AND VERY CONVENIENT STUDENT LETTING LOCATION. A SHORT WALK TO LOCAL SHOPS, HYDE PARK PICTURE HOUSE, THE OPEN SPACES OF HYDE PARK WITH THE UNIVERSITIES AND CITY CENTRE JUST BEYOND.

Currently let until 30th June 2025 with an attractive rental income of £18,720 excluding bills, offering an ideal investment.

The well planned accommodation comprises an open plan lounge and kitchen with breakfast bar, a lower ground floor bedroom and en-suite shower room w/c, a first floor bedroom and bathroom w/c and a further top floor bedroom with another bathroom w/c. The property is street lined with ample on street parking.

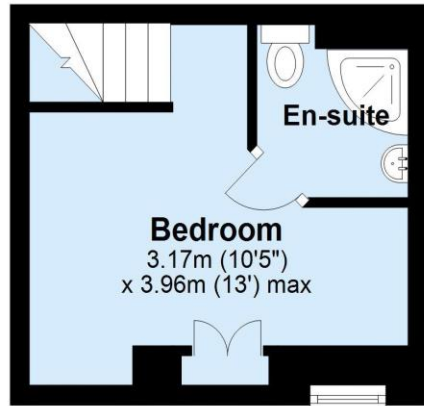
The sale is subject to the successful buyer retaining the current lettings management agent, Diamond Properties, for at least the remainder of the agreed tenancies.





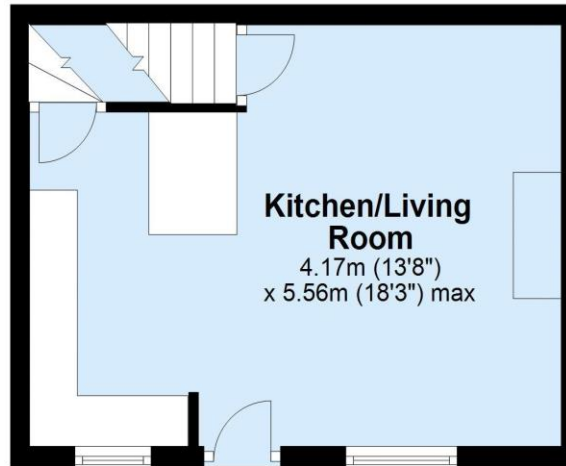
Lower Ground Floor

Approx. 14.1 sq. metres (151.9 sq. feet)



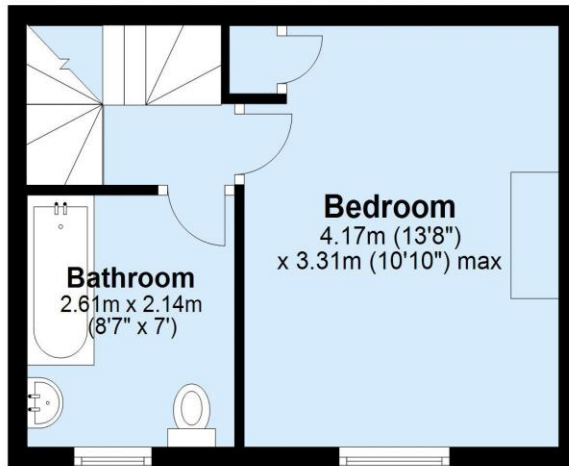
Ground Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



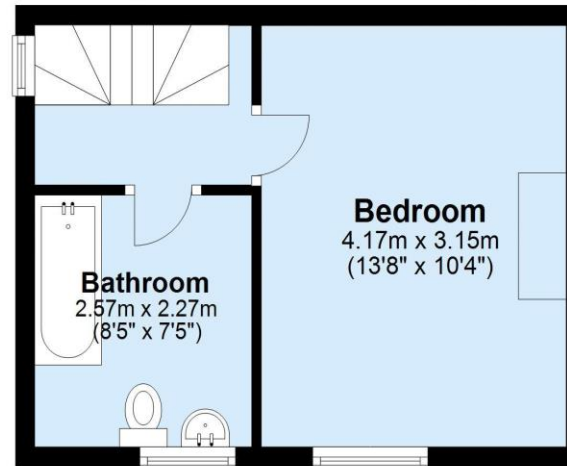
First Floor

Approx. 23.4 sq. metres (251.8 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.6 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.

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.

Tenure

Freehold

Council Tax Band

A

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](http://Leeds City Council website) website for more information.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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