

# Castlehill

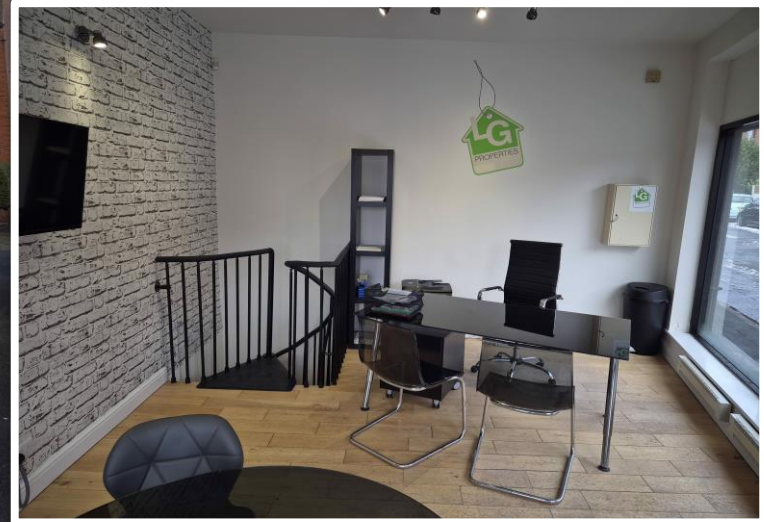
Estate & Letting Agents

8 Royal Park Road, Leeds  
LS6 1HW

£375,000 Region



- SUBSTANTIAL END TERRACE
- RESIDENTIAL & COMMERCIAL UNITS
- FIVE BEDROOMS, LET AT £28,600 P/A (TBC)
- LET UNTIL 30th JUNE 2026 (TBC)
- PRIME HYDE PARK LOCATION
- LETTINGS OFFICE OPPORTUNITY





**A SUBSTANTIAL END TERRACED PROPERTY COMPRISING A FIVE BEDROOMED RESIDENTIAL UNIT AND A GROUND AND LOWER GROUND FLOOR OFFICE, PREVIOUSLY USED AS A LETTINGS PREMISES, SITUATED IN THIS PRIME POSITION, A SHORT WALK TO LOCAL SHOPS, THE OPEN SPACES OF HYDE PARK, THE MAIN UNIVERSITIES AND LEEDS CITY CENTRE.**

The residential unit comprises an open plan living kitchen, five bedrooms, a shower room w/c, a separate shower room and a further separate w/c.

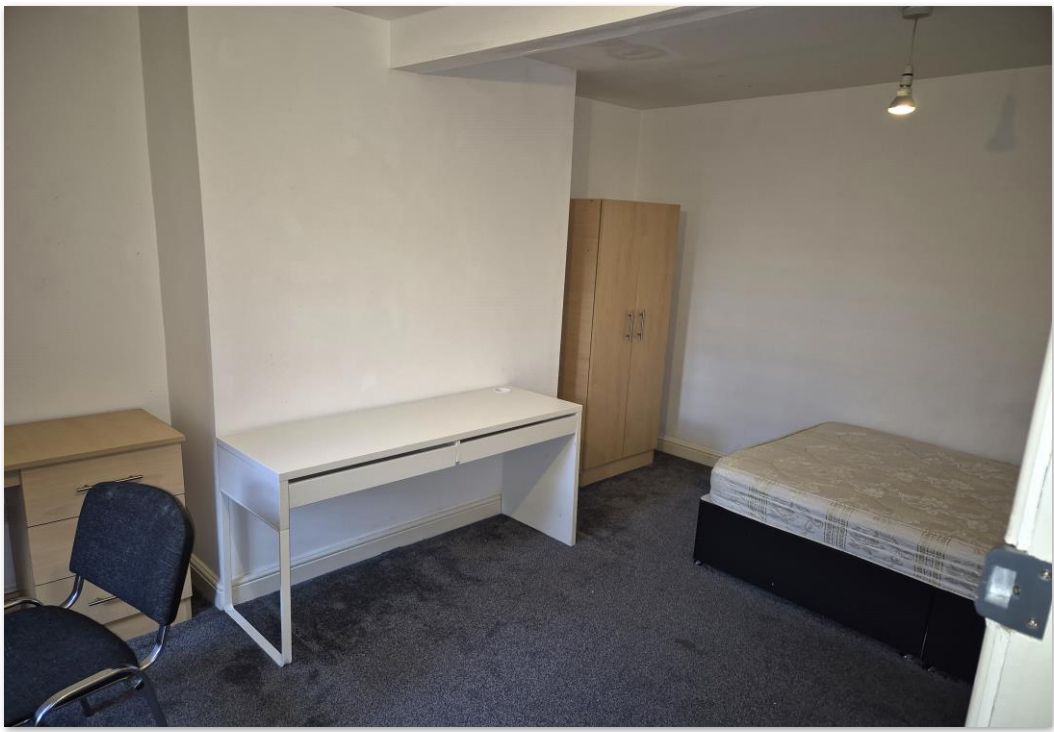
The commercial unit comprises a glazed corner office with a spiral staircase to a lower ground floor staff room/office with a w/c off.

There is a low maintenance yard to the front and ample on street parking in the area. Both units are currently vacant although we understand the residential unit has been let from 1st July 2025 for 12 months at £28,600 p/a (we await copy tenancy agreement to verify this).

We are advised the property is on a coalfield site.

There is a HMO Licence for 5 occupants until 5th August 2025.









**Tenure**  
**Council Tax Band**  
**Possession**

Freehold  
C  
May be subject to tenancies –  
to be confirmed

**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		86 B
69-80	C		
55-68	D	59 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 is not guaranteed. Intending purchasers must rely upon their own enquiries.

