

Castlehill

Estate & Letting Agents

61 Royal Park Terrace, Leeds
LS6 1EX



£310,000 Region



- Superb Hyde Park Location
- Smart, Well Configured 4 Bed HMO
- Let until 2026, at £26,071 PA Excluding Utilities
- Being Sold As an On-going Concern
- Quality Investment Opportunity
- EPC Rated 'C' - Early Viewing Advised!



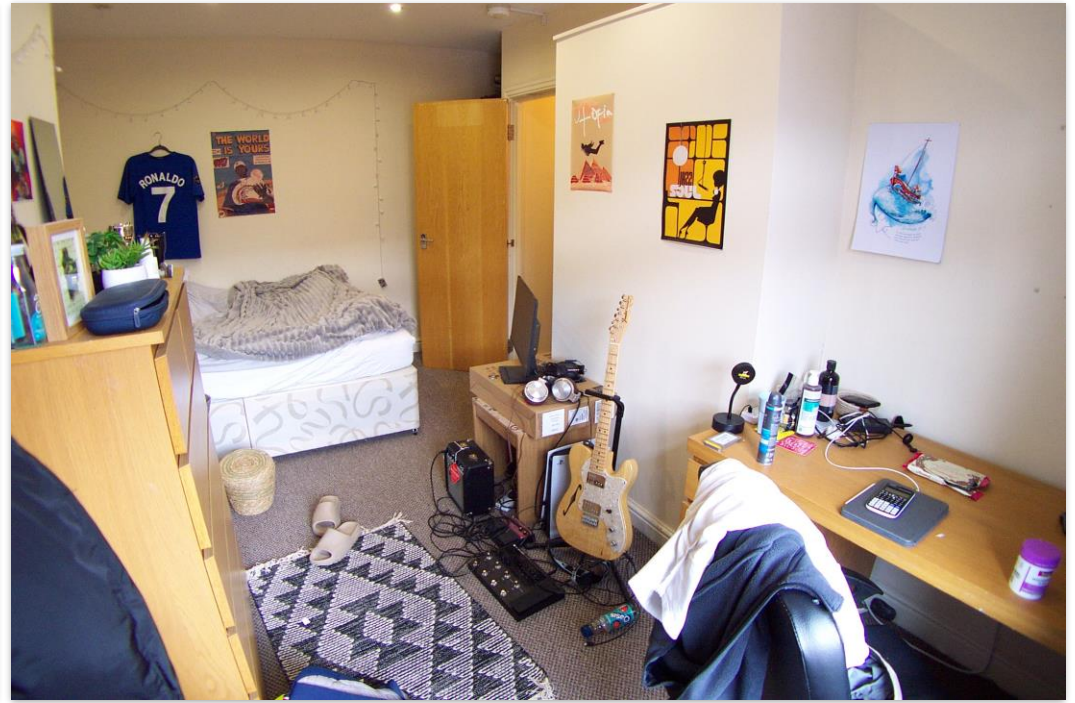
ATTRACTIVE INVESTMENT, LET UNTIL 30th JUNE 2026! A FOUR BEDROOMED ELEVATED MID TERRACED BACK TO BACK SITUATED IN THIS PROMINENT SOUGHT-AFTER LETTING LOCATION, A SHORT WALK TO THE OPEN SPACES OF HYDE PARK, THE UNIVERSITIES & LEEDS CITY CENTRE.

Currently let until 30th June 2025 @ £25,376 p/a exclusive of bills and re-let from 1st July until 30th June 2026 at an increased rent of £26,071 p/a exclusive of bills. Being sold as an on-going investment with immediate income on completion!

The very well configured property comprises a lounge on the ground floor, open plan to a modern fitted kitchen with breakfast bar, a lower ground floor double bedroom, shower room & wc with utility area off, two first floor double bedrooms and on the second floor, a spacious bathroom w/c and a further good sized bedroom with dormer window. Externally there is a paved front garden and unrestricted on street parking.

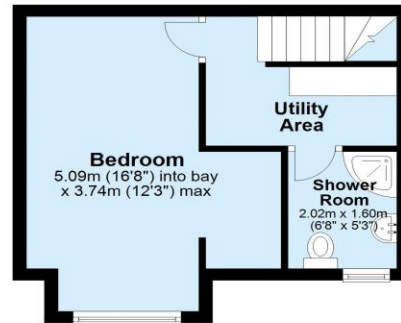
The sale is subject to the buyer retaining the current lettings management agents Oasis Properties until at least the end of the tenancy contracts. EPC rated C and recently re-roofed! Early viewing Advised!





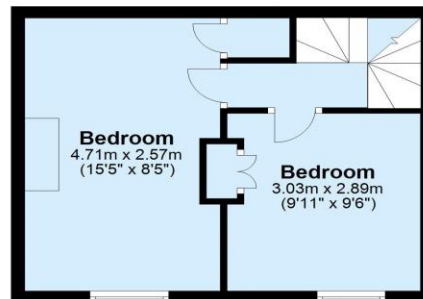
Lower Ground Floor

Approx. 25.3 sq. metres (272.6 sq. feet)



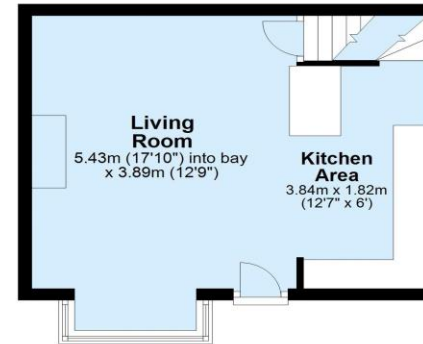
First Floor

Approx. 27.5 sq. metres (295.9 sq. feet)



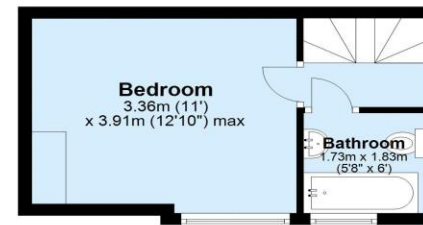
Ground Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



Second Floor

Approx. 19.3 sq. metres (207.5 sq. feet)



Total area: approx. 100.1 sq. metres (1077.5 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 A
Possession Sold subject to tenancies

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/city-council/leeds-city-council) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	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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