

# Castlehill

Estate & Letting Agents

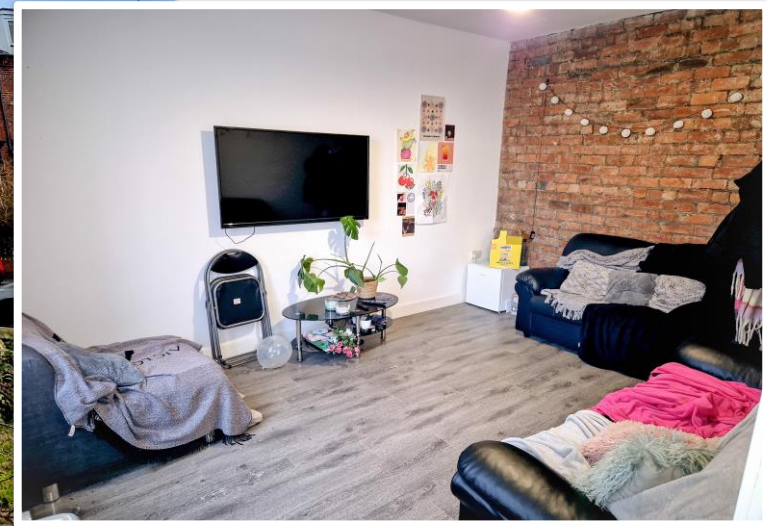
2 Royal Park Grove, Leeds  
LS6 1HQ



£399,950 Region



- Stunning HMO investment property
- Five bedrooms, three shower room w/c's
- Prime location, very close to universities
- Modern, spacious & very well presented
- Let until 30th June 2026
- Gross rent £40,410 p/a inc bills





AN EXCEPTIONAL FIVE BEDROOM, THREE SHOWER ROOM W/C, DOUBLE FRONTED ELEVATED TERRACE, SITUATED IN THIS PRIME LOCATION, A FEW MINUTE'S WALK TO THE LOVELY OPEN SPACES OF HYDE PARK WITH THE UNIVERSITIES AND LEEDS CITY CENTRE JUST BEYOND.

Providing spacious, stylish and very well presented accommodation with each bedroom having en-suite facilities, making this an attractive investment property currently let until 30th June 2025 at £39,107 p/a including bills (circa £33,127 net of bills) and also re-let until 30th June at £40,410 p/a including bills (circa £34,430 net of bills).

The well planned accommodation features some exposed brick walls and comprises a large modern dining kitchen and lounge on the ground floor, a generously proportioned bedroom and en-suite shower room w/c on the lower ground floor, two first floor bedrooms sharing a 'Jack & Jill' shower room w/c and two further bedrooms also sharing a 'Jack & Jill' shower room w/c on the top floor. These two bedrooms enjoy fantastic long distance views. Externally, there is a large low maintenance raised front garden and on street parking.

The property has a lawful use HMO C4 certificate and the seller has a HMO Licence until 10th July 2027. The sale is subject to the successful buyer retaining the current lettings agent (Leeds Rentals) for the remainder of the agreed tenancies. Internal inspection strongly advised!

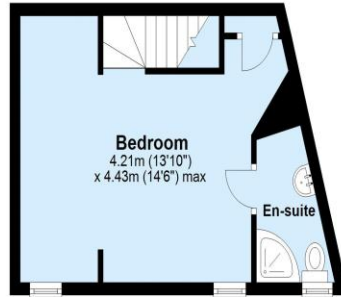






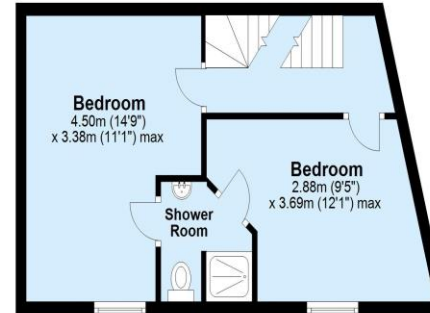
### Lower Ground Floor

Approx. 23.3 sq. metres (250.7 sq. feet)



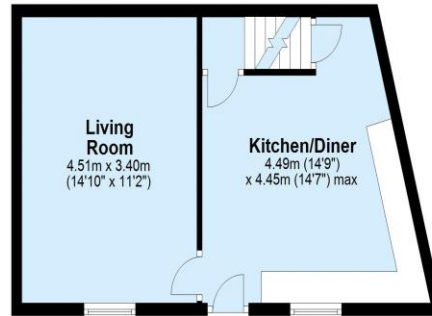
### First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



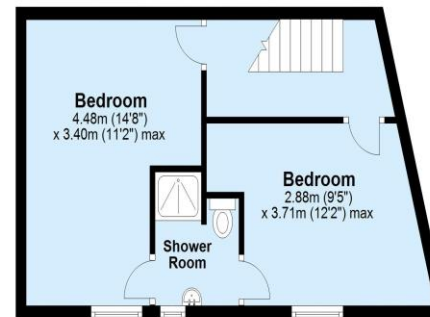
### Ground Floor

Approx. 33.1 sq. metres (356.4 sq. feet)



### Second Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



Total area: approx. 122.5 sq. metres (1319.1 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** 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) website for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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 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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