

Castlehill

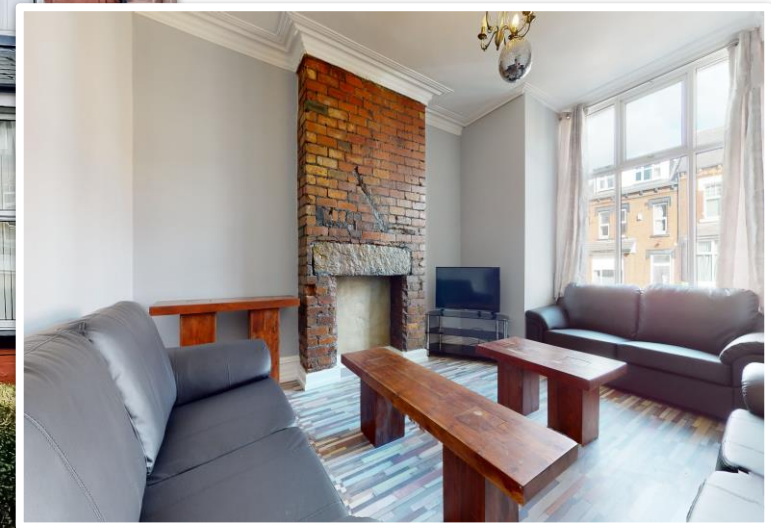
Estate & Letting Agents

16 Brudenell Avenue, Leeds
LS6 1HD

£625,000 Region



- Substantial period terrace
- Nine bedrooms, each with wash basin
- Three bath/shower rooms & w/c's
- Prime Hyde Park location
- Let until 30th June 2026
- Gross rent £57,330 p/a ex bills



LET UNTIL 30TH JUNE 2026 @ £57,330 P/A - A SUBSTANTIAL AND WELL PRESENTED NINE BEDROOMED, THREE BATH/SHOWER ROOM INVESTMENT PROPERTY SITUATED IN THIS PRIME LOCATION, A SHORT WALK TO LOCAL SHOPS, THE HYDE PARK PICTURE HOUSE, THE LOVELY OPEN SPACES OF HYDE PARK, THE UNIVERSITIES AND LEEDS CITY CENTRE.

The well managed property is currently let from the 1st July 2025 until 30th June 2026 at an attractive rent of £57,330 p/a excluding bills.

The lower, first and second floors all have three bedrooms and a shower room or bathroom w/c, a lovely spacious lounge and a stunning open plan modern dining kitchen. Each bedroom also has its own wash basin.

Externally, there is a garden to the front and a yard to the rear with seating area. Parking is available on street.

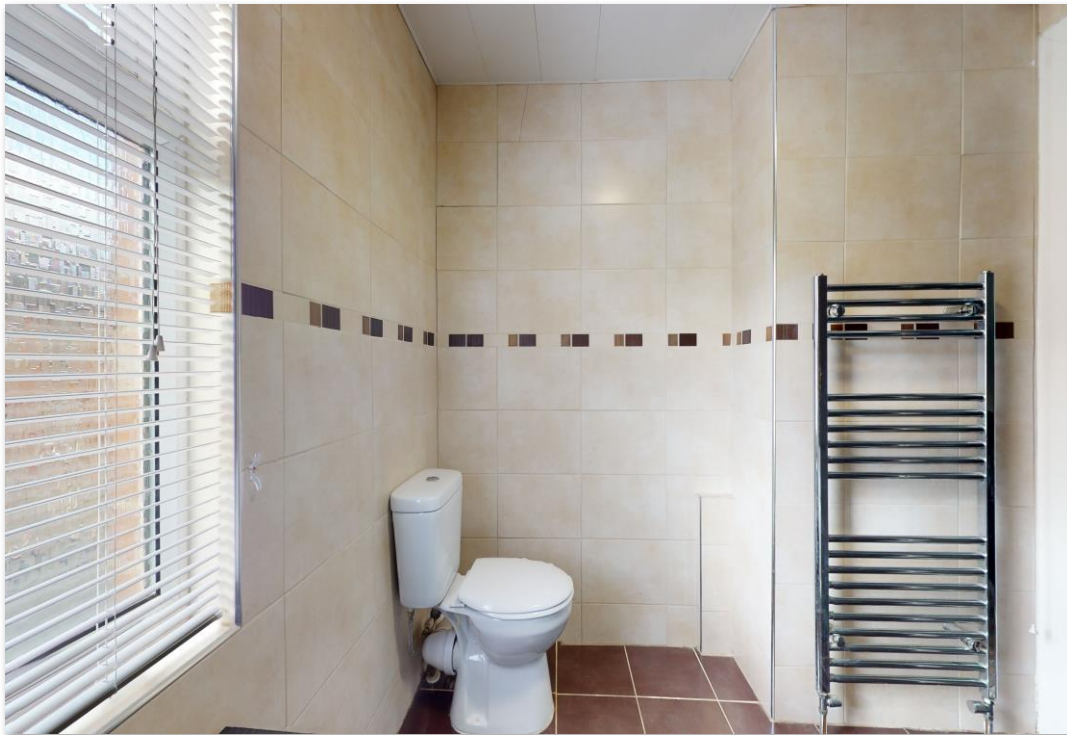
The seller has a HMO Licence until 24th July 2027.

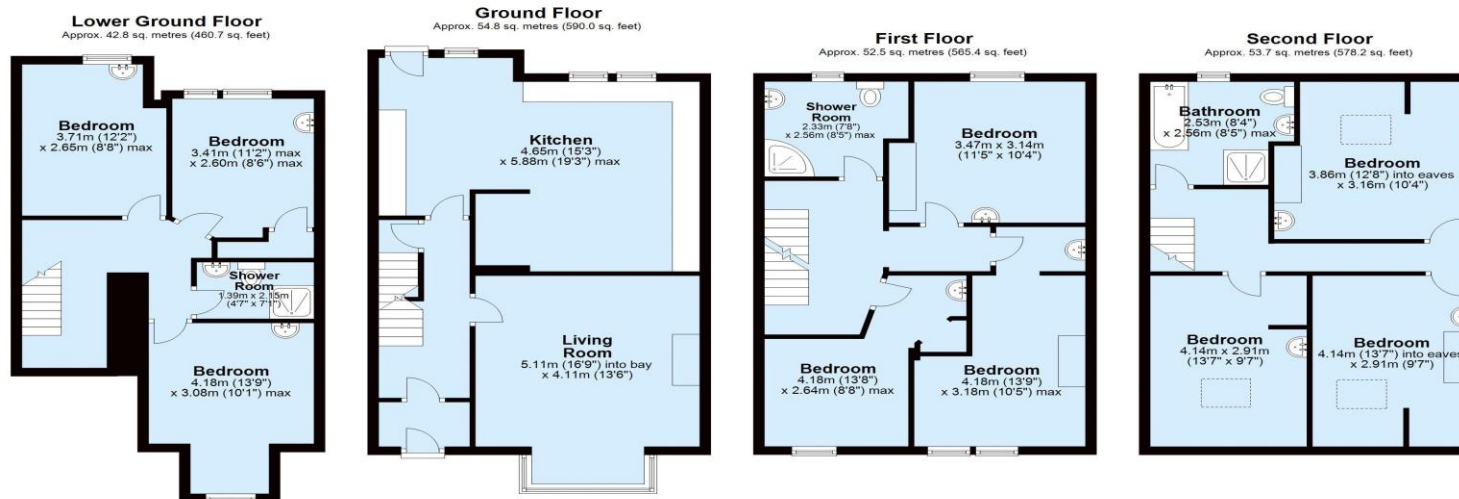
The sale is not subject to any lettings management tie in allowing buyers to self manage or appoint their preferred agent.

Internal photographs provided by the seller, taken pre-tenancy.

Internal viewing essential of this well run and maintained investment property.







Total area: approx. 203.9 sq. metres (2194.3 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

C

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		81 B
69-80	C	73 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.