

Castlehill

Estate & Letting Agents

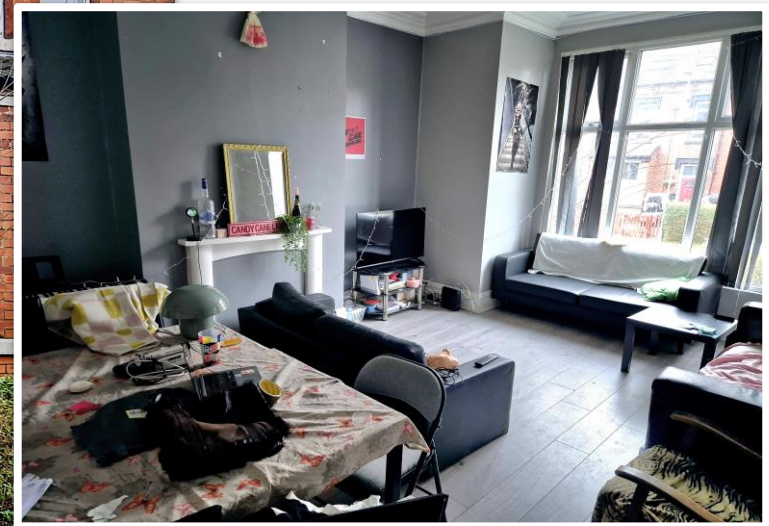
26 Brudenell Avenue, Leeds
LS6 1HD



£575,000 Region



- Substantial 8 bedroomed terrace
- Prime Hyde Park location
- Close to universities & city centre
- Shops & cinema in walking distance
- Let until 30th June 2026
- Gross rent £47,840 p/a ex bills

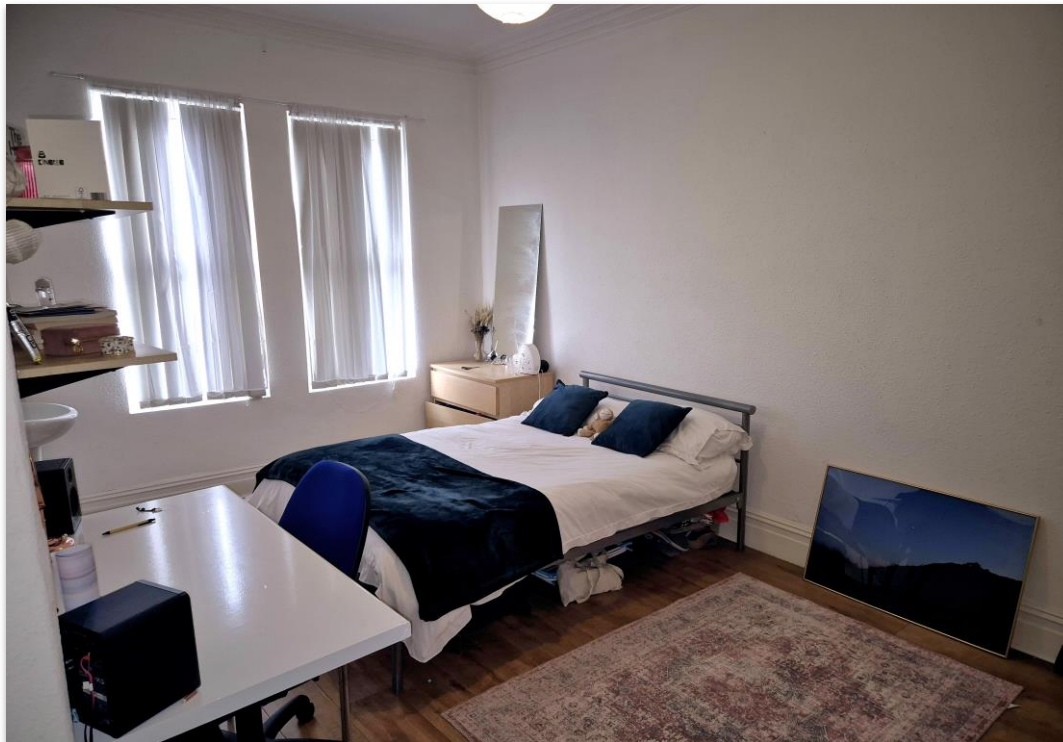


LET UNTIL 30th JUNE 2026 AT CIRCA £47,840 P/A EXCLUDING BILLS - A WELL RUN AND SUBSTANTIAL EIGHT BEDROOMED INVESTMENT PROPERTY, LOCATED IN THIS PRIME POSITION, A SHORT WALK TO LOCAL SHOPS, HYDE PARK PICTUREHOUSE, THE LOVELY OPEN SPACES OF HYDE PARK AND THE UNIVERSITIES AND CITY CENTER BEYOND.

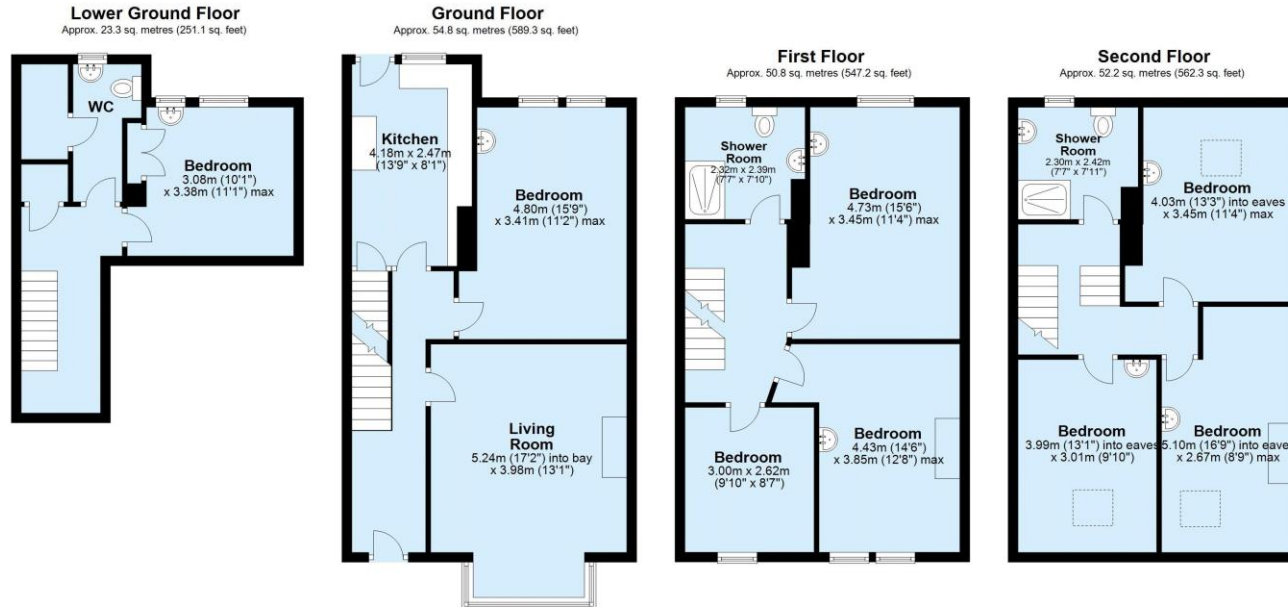
The spacious and well maintained accommodation comprises an entrance hall, lounge, bedroom and kitchen on the ground floor, a lower ground floor bedroom and separate w/c, three first floor bedrooms and a shower room w/c, with three further bedrooms on the top floor and another shower room w/c. Each bedroom also has their own wash basin.

Externally, there is a garden to the front, a yard to the rear and ample on street parking. The property is currently let until 30th June 2025 at £45,760 p/a excluding bills and re-let from 1st July 2025 until 30th June 2026 at £47,840 p/a excluding bills.

The seller has a HMO Licence until 18th July 2027. The sale is not subject to any lettings management tie in, allowing buyers to self manage or appoint their preferred agent.







Total area: approx. 181.2 sq. metres (1949.9 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.

Possession Sold subject to existing tenancies
Council Tax Band C
Tenure Freehold

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		82 B
69-80	C		
55-68	D	66 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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Your Sales and Lettings Specialist in North Leeds